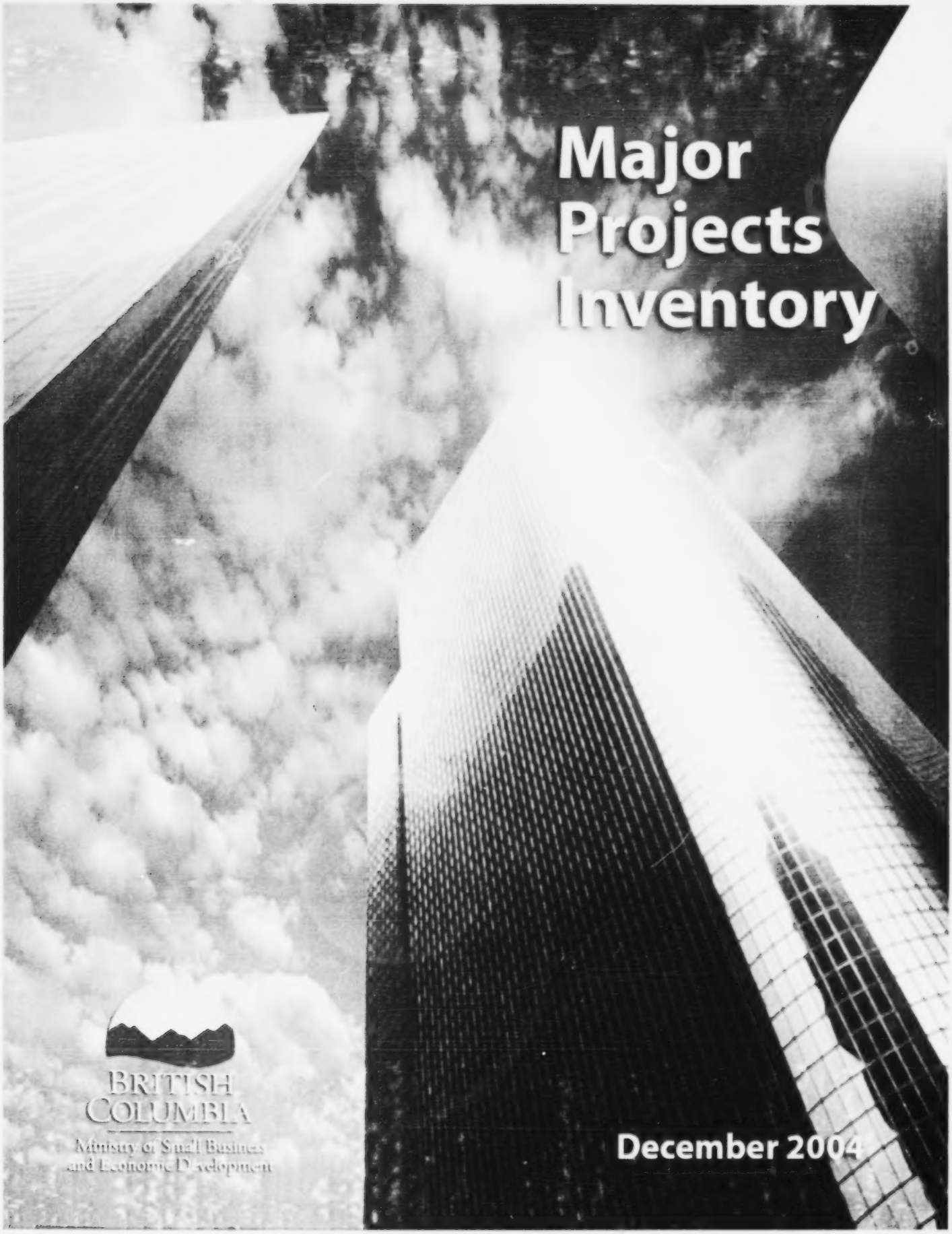

Major
Projects
Inventory
BRITISH
COLUMBIA
Ministry of Small Business
and Economic Development
December 2004

Contents

BC Major Projects Inventory
Issue: December 2004

ISSN 1700-9537

Publishers: Province of British Columbia

Demographic and Building Statistics: Paul Gosh, BC Stats

Research: Jackie Hamilton & Associates
Ann Klein-Morgenstern, Jackie Hamilton

BC Major Projects Inventory is published quarterly by the Ministry of Small Business and Economic Development.

While information sources are checked regularly, the publishers are not responsible for any errors or omissions in this publication.

Copyright Province of British Columbia, 2005
All rights reserved.

BC Major Projects Inventory

A comprehensive database of major development activity in British Columbia

Issue 04-04: December 2004

About the Major Projects Inventory—ii

Highlights of This Issue—iii

December 2004 Summary Tables—vi

Map of Development Regions—vii

Regional Statistics and Projects

Region 1. Vancouver Island/Coast—1

Region 2. Mainland/Southwest—15

Region 3. Thompson/Okanagan—53

Region 4. Kootenay—66

Region 5. Cariboo—71

Region 6. North Coast—75

Region 7. Nechako—81

Region 8. Northeast—85

About the Major Projects Inventory

The BC Major Projects Inventory contains summary information on major projects in the Province of British Columbia, Canada, that are over $15 million (Cdn.) capital cost, or $20 million in the Lower Mainland–Vancouver area.

As of September 2004, the information in this published version of the BC Major Projects Inventory continues to be prepared by Jackie Hamilton & Associates, although it is now owned and published by the Province of British Columbia.

Sources of MPI Information
Information sources include print and electronic media, developers, architects, general contractors, and government agencies (provincial, regional, municipal) as well as occasional site visits.

Project Location
Projects are listed according to eight regions: Vancouver Island/Coast, Mainland/Southwest (Vancouver area), Thompson/Okanagan, Kootenay, Cariboo, North Coast, Nechako, and Northeast. Maps showing the location of the regions and main population centres are included in the MPI. Projects are also listed according to the nearest population centre, which could be an unincorporated centre or a local government, e.g. a municipality.

Updates
New projects are added to the database every quarter. Projects already in the database are updated, at minimum, every six months unless there is no expected change in status for a longer period of time. Projects may be shown as updated with no change in information—this means that the information shown is still valid according to the verifying source.

Estimated Costs
Cost estimates are general estimates from the information sources used.

Start and Finish Dates
Start and finish dates for proposed projects are based on estimates from the sources used, or in some cases, on reasonable assumptions. These dates are revised as new information becomes available.

Project Status
Projects are listed by status: proposed, under construction, completed, or on hold. Notes on other status indicators are also included in the project description. Projects that are on hold for longer than two years are normally removed from the publication (although retained in our database). Cancelled projects are noted in the project descriptions as cancelled, then removed from the next issue of the MPI.

© Ministry of Small Business and Economic Development

Highlights of the December 2004 Issue

There are 44 new projects over $15 million proposed in British Columbia in the fourth quarter of 2004, totalling nearly $4.1 billion in potential new capital investment, if all the projects proceed.

The largest proposed projects are the $1 billion Nahwitti Wind Farm, which is in the early stages of development, and the $750 million Red Mountain Ski Resort expansion. In this quarter, BC Hydro announced its selection of a Vancouver Island gas-fired electricity generating project, among six proposed. Some or all of the five projects that were not selected are likely to be cancelled and thus removed from the MPI in our next issue.

There are a number of new mine proposals being developed, mostly in the northern regions of the province. We have listed four proposals in this issue (Trend, Lossan and Southeast Lodgpole coal mines and the Sustut copper mine), and will include more projects in upcoming issues (e.g. Saxon and Belcourt). Twenty-four projects started construction this quarter, the same number as last quarter, valued at almost $2.7 billion. The $565 million Vancouver Trade and Convention Centre started construction, as did Concord Pacific's Cooper's Quay residential development ($500 million).

Fourteen projects completed construction in the third quarter, the largest being the 35- storey, $110 million Callisto tower and townhomes in Coal Harbour.

The latest summary statistics table includes the estimated capital cost of all projects in the database, by region and status (proposed, under construction, on hold, completed). The capital cost of all major projects currently under construction in BC is estimated at $23.6 billion. Proposed projects, are estimated at over $34 billion; however, of this amount, currently about $19 billion in projects have a high probability of proceeding.

© Ministry of Small Business and Economic Development

New Proposed Projects October - December 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Oak Bay	Baptist Housing in Oak Bay	25
1. Vancouver Island/Coast	Parksville	Parksville Beach Resort	70
1. Vancouver Island/Coast	Port Hardy	Nahwitti Wind Farm	1000
1. Vancouver Island/Coast	Victoria	Dockside Lands Development	300
1. Vancouver Island/Coast	Victoria	University of Victoria Learning Centre	20
1. Vancouver Island/Coast	Victoria	Greater Victoria Sewer System Upgrades	61
1. Vancouver Island/Coast	Victoria	University of Victoria Classroom/Faculty Building	25
1. Vancouver Island/Coast	View Royal	Six Mile Road (Park Place) Mixed Use Development	60
2. Mainland/Southwest	Burnaby	Glenrobin Residential Development	25
2. Mainland/Southwest	Burnaby	Residential Development - 17th and 18th Ave and Griffiths Drive	32
2. Mainland/Southwest	Burnaby	Burnaby Costco and Mixed Use Development	20
2. Mainland/Southwest	Coquitlam	Touchstone Residential Development	50
2. Mainland/Southwest	Coquitlam	Executive Plaza Residential Development	20
2. Mainland/Southwest	Langley	204 Street Overpass	23
2. Mainland/Southwest	Langley	The Village at Thunderbird Centre	25
2. Mainland/Southwest	Mission	Upper Harrison Hydroelectric Project	120
2. Mainland/Southwest	Mission	Southwest Mission Housing Development	100
2. Mainland/Southwest	New Westminster	New Westminster Secondary & Middle School & Residential Development	54
2. Mainland/Southwest	Port Moody	Murray-Clarke Connector	30
2. Mainland/Southwest	Squamish	Residential Development at Garibaldi Highlands	50
2. Mainland/Southwest	Surrey	Grandview Corner Shopping District	130
2. Mainland/Southwest	Surrey	Townhouse Development - 6616 194th Street	20
2. Mainland/Southwest	Surrey	Townhouse and Apartment Development - 6831 188 Street	20
2. Mainland/Southwest	Vancouver	Pomaria Residential Development	25
2. Mainland/Southwest	Vancouver	999 Seymour Street Residential High Rise	25
2. Mainland/Southwest	Vancouver	Flatiron Residential/ Commercial Development	20
2. Mainland/Southwest	Vancouver	838 West Hastings High Rise Development	30
2. Mainland/Southwest	Vancouver	Elan Condominiums	25
3. Thompson/Okanagan	Kamloops	Kamloops Waterfront Hotel	30
3. Thompson/Okanagan	Kamloops	University College of the Cariboo Expansion - Thompson Rivers University	65
3. Thompson/Okanagan	Kelowna	The Lofts Downtown	15
3. Thompson/Okanagan	Kelowna	Lawson Landing Residential/Commercial Development	250
3. Thompson/Okanagan	Kelowna	Pinnacle Pointe	20
3. Thompson/Okanagan	Kelowna	McKinley Landing Mixed Use Development	100
3. Thompson/Okanagan	Kelowna	Denver Carrington Place	15
4. Kootenay	Fernie Region	Southeast Lodgepole Coal Mine	25
4. Kootenay	Rossland	Red Mountain Ski Resort Expansion	750
5. Cariboo	108 Mile Ranch	Hills Health Ranch Expansion	40
6. North Coast	Prince Rupert	Prince Rupert LNG Terminal	200
6. North Coast	Stewart Region	Long Lake Electricity Project	24
7. Nechako	Smithers Area	Sustut Copper Project	32
8. Northeast	Chetwynd Region	Lossan Coal Mine	25
8. Northeast	Dawson Creek	South Peace Community Multiplex	22
8. Northeast	Tumbler Ridge Area	Trend Coal Mine	75
Total			**4093**

Projects Starting Construction October - December 2004

Region	Municipality	Project Name	Est Cost ($ mil)
1. Vancouver Island/Coast	Esquimalt	Swallows Landing Residential Development	45
2. Mainland/Southwest	Abbotsford	Abbotsford Regional Hospital and Cancer Centre	355
2. Mainland/Southwest	Burnaby	OMA Residential Towers -One Madison Avenue	80
2. Mainland/Southwest	Coquitlam	Great Canadian Casino Expansion	30
2. Mainland/Southwest	New Westminster	Victoria Hill Community	50
2. Mainland/Southwest	Port Moody	Klahanie Residential Development	225
2. Mainland/Southwest	Richmond	Seasons Condominiums	40
2. Mainland/Southwest	Surrey	Bacara Townhouses	20
2. Mainland/Southwest	Vancouver	King Edward Village - Kingsway and Knight Street	25
2. Mainland/Southwest	Vancouver	Vancouver Trade and Convention Centre Expansion	565
2. Mainland/Southwest	Vancouver	International Village Phase 2	150
2. Mainland/Southwest	Vancouver	Border Infrastructure Project - Highway 15	80
2. Mainland/Southwest	Vancouver	Vancouver General Hospital Medical Technology Park	140
2. Mainland/Southwest	Vancouver	1205 West Hastings Residential/Commercial Tower	40
2. Mainland/Southwest	Vancouver	Coopers Quay Residential Development	500
2. Mainland/Southwest	Vancouver	Virtu Residential Development	20
2. Mainland/Southwest	Vancouver	Qube Condominiums	20
3. Thompson/Okanagan	Kamloops	Afton Copper/Gold Project	140
3. Thompson/Okanagan	Kamloops	Trucking Service Area	25
3. Thompson/Okanagan	Kelowna	Centuria High Rise and Commercial Development	75
3. Thompson/Okanagan	Summerland	Summerland Seniors Village	20
4. Kootenay	Cranbrook	Elko Sawmill Upgrade	17
8. Northeast	Chetwynd	Burnt River/Brazion Coal Mine Properties	45
8. Northeast	Fort Nelson	PolarBoard Mill Expansion	26
Total			2733

Projects Completing Construction October - December 2004

Region	Municipality	Project Name	Est Cost ($ mil)
2. Mainland/Southwest	Burnaby	Electricity Transmission Upgrade	44
2. Mainland/Southwest	Burnaby	Presidia Residential Development	46
2. Mainland/Southwest	Chilliwack	Rogers Foods Ltd. - Pacific Division (Chilliwack)	20
2. Mainland/Southwest	Richmond	Richmond Senior Secondary School	20
2. Mainland/Southwest	Richmond	The Palms Residential Development	30
2. Mainland/Southwest	Vancouver	Callisto Residential Building - Coal Harbour	110
2. Mainland/Southwest	Vancouver	L'Aria on Robson	20
2. Mainland/Southwest	Vancouver	UBC - Institute for Computing Information & Cognitive Systems (ICICS)	22
2. Mainland/Southwest	Vancouver	UBC Computer Science Building, Electrical, Computer Engineering Bldg	26
2. Mainland/Southwest	Vancouver	BC Cancer Research Centre	90
2. Mainland/Southwest	Vancouver	Brava Residences	65
2. Mainland/Southwest	West Vancouver	Whitby Estates	40
3. Thompson/Okanagan	Kamloops	Kamloops Water Treatment Plant	70
3. Thompson/Okanagan	Vernon	Vernon Sewage Treatment Plant	22
Total			**625**

© Ministry of Small Business and Economic Development

Summary of Major Projects by Project Status October - December 2004

Region	Proposed	Construction started	Completed	On hold	Total
1. Vancouver Island/Coast	66	26	-	3	95
2. Mainland/Southwest	124	134	12	14	284
3. Thompson/Okanagan	33	37	2	6	78
4. Kootenay	9	13	-	-	22
5. Cariboo	5	3	-	1	9
6. North Coast	15	4	-	1	20
7. Nechako	4	-	-	1	5
8. Northeast	7	5	-	1	13
Total	**263**	**222**	**14**	**27**	**526**

Summary of Major Projects by Industrial Category October - December 2004*

Development Region	Residential Commercial	Transport. & Warehsg.	Mining & Oil & Gas Extraction	Utilities (incl sewage treatment)	Mfg.	Public Services	Other Services	Total
1. Vancouver Island/Coast	54	4	4	16	1	10	6	95
2. Mainland/Southwest	176	26	-	15	1	30	24	272
3. Thompson/Okanagan	43	9	2	6	-	4	12	76
4. Kootenay	6	1	1	7	1	1	5	22
5. Cariboo	3	-	2	1	3	-	-	9
6. North Coast	1	6	6	6	1	-	-	20
7. Nechako	-	1	3	1	-	-	-	5
8. Northeast	-	4	6	-	2	-	1	13
Total	**283**	**51**	**24**	**52**	**9**	**45**	**48**	**512**

* Does not include 14 projects that were completed in October - December 2004
Industrial Categories follow the North American Industrial Classification System
Pipelines and transportation-related manufacturing are included in Transportation

Summary of Capital Cost Estimates - December 2004 ($Millions)

Region	Proposed	Construction Started	Completed	On Hold	Total
1. Vancouver Island/Coast	7893	1350	-	195	9438
2. Mainland/Southwest	13119	16464	533	1132	31248
3. Thompson/Okanagan	3323	3656	92	750	7821
4. Kootenay	2071	1361	-	-	3432
5. Cariboo	320	213	-	900	1433
6. North Coast	5485	227	-	750	6462
7. Nechako	342	-	-	120	462
8. Northeast	1966	338	-	70	2374
Total	**34519**	**23609**	**625**	**3917**	**62670**

© Ministry of Small Business and Economic Development

British Columbia
Development Regions

© Ministry of Small Business and Economic Development

Vancouver Island/Coast Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountainous island and coastal terrain with a fertile plain along the east coast of Vancouver Island.
Land Area in Sq. km. : 87,013
Population Density / Sq. km. (2003) : 8.4
Economic Base : Public administration (government), forest based manufacturing, tourism, farming, fishing.

Selected Demographic Characteristics

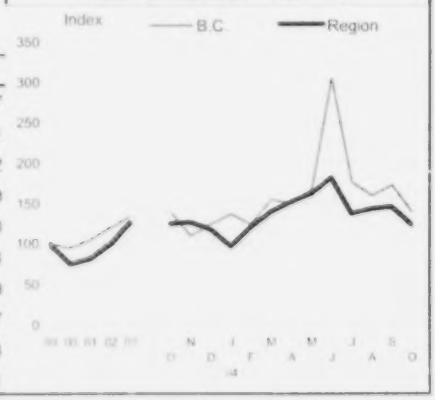
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	31.7	106.2	62.2	121.9	99.3	55.1	476.3	165.1	0.487	0.194	0.681	1976
1981	34.9	99.7	68.2	153.3	106.5	68.1	530.7	200.0	0.410	0.208	0.618	1981
1986	36.8	95.7	58.8	172.4	111.5	81.7	556.8	224.7	0.387	0.238	0.625	1986
1991	39.9	105.2	55.9	201.1	127.6	99.2	628.9	250.4	0.377	0.258	0.635	1991
1996	40.4	118.4	59.9	217.5	158.6	109.9	704.8	288.4	0.364	0.252	0.617	1996
2001	32.9	117.3	64.2	197.6	187.0	119.0	718.0	302.8	0.335	0.265	0.600	2001
2006	30.6	104.8	69.9	184.6	212.5	126.4	728.9	324.2	0.290	0.271	0.561	2006
2011	33.0	95.7	69.1	190.5	230.6	138.3	757.2	350.5	0.263	0.282	0.545	2011
2016	35.5	95.7	65.0	205.7	230.1	161.4	793.4	375.2	0.262	0.322	0.584	2016
2021	36.4	101.7	59.1	218.4	225.7	186.6	827.8	392.8	0.274	0.371	0.645	2021
2026	35.8	106.9	59.9	219.8	224.2	210.7	857.3	407.8	0.283	0.418	0.701	2026
2031	34.5	108.8	64.5	211.6	233.0	229.1	881.5	422.9	0.282	0.450	0.732	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Commercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	848.6	274.0	17.4	189.0	67.6	574.6	5,097	
1997	713.2	237.6	13.3	168.2	56.1	475.6	3,801	
1998	586.6	241.1	29.9	142.1	69.1	345.5	2,752	
1999	771.6	413.9	32.3	179.9	201.7	357.7	2,799	
2000	581.5	276.6	29.7	147.6	99.3	305.0	1,920	
2001	632.0	282.5	34.8	145.1	102.6	349.6	2,258	
2002	769.2	265.2	16.5	155.2	93.5	504.1	3,469	
2003	976.2	342.7	33.9	194.6	114.2	633.5	4,307	
YTD Oct '03	818.5	292.1	31.1	169.8	91.3	526.3	3,494	
YTD Oct '04	903.5	199.0	16.6	108.5	73.9	704.5	4,291	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices)

© Ministry of Small Business and Economic Development

Vancouver Island/Coast Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Vancouver Isl./Coast		**717,966**	**722,128**	**728,679**	**734,860**	Esquimalt	DM	16,834	16,880	16,914	17,038
Saanich	DM	108,179	108,503	109,287	109,639	Central Saanich	DM	16,018	16,148	16,288	16,451
Nanaimo	C #	76,185	76,758	77,676	78,271	Colwood	C	14,345	14,507	14,614	14,825
Victoria	C	77,362	77,405	77,323	77,538	Powell River	DM	13,550	13,553	13,571	13,680
Campbell River	DM #	29,700	29,672	29,980	30,170	Comox	T #	11,660	11,824	12,101	12,394
North Cowichan	DM	27,290	27,510	27,703	28,065	Sidney	T	11,404	11,416	11,511	11,495
Courtenay	C #	19,103	19,340	20,589	21,068	Parksville	C	10,773	10,862	11,066	11,245
Langford	DM	19,660	20,088	20,540	20,901	North Saanich	DM	10,890	10,956	11,057	11,103
Port Alberni	C #	18,516	18,459	18,438	18,490	Sooke	DM	9,116	9,241	9,419	9,730
Oak Bay	DM	18,573	18,528	18,430	18,357	View Royal	T	7,587	7,804	7,965	8,045

C=City, T=Town, VL=Village, DM=District Municipality IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Bella Coola

Bella Coola Rock Project
Arthon Construction Ltd. Ph: (604) 820-6700
Proposed aggregate quarry approx 2 km from Bella Coola. Mining permit has been offered and markets in California are secured. Local consultations and rezoning approval are the next steps. Very preliminary.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 997
Start: Spring 2005
Finish: Fall 2005
Last Update: Mar 2004

Campbell River

Calpine Island Cogeneration Project
Calpine Island Cogeneration Limited Partnership Ph: (403) 750-3330
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Calpine proposes to add 49 MW of production capacity to the existing 230 MW natural-gas fired Island Cogeneration plant, by adding another turbine to the plant. This project was not selected in Nov 2004 as a successful bidder.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1198
Start: ?
Finish: ?
Last Update: Dec 2004

Campbell River

Quinsam Coal-Fired Power Plant
Quinsam Coal Ph: (250) 286-3224
Early planning stages for a 165 MW coal-fired electricity generating plant approx 20 km east of Campbell River adjacent to the Quinsam coal mine. The proposed project was not selected for consideration in BC Hydro's Vancouver Island Call for Tenders. The project area was annexed to the City of Campbell River. Project is planning to bid into the next BC Hydro call for electricity in Spring 2005.

Status: Proposed
Est. Cost ($ million): 325
First Entry: Mar 2004
Project ID: 1090
Start: ?
Finish: ?
Last Update: Jun 2004

Central Saanich

Tsawout Residential/ Commercial Development
Tsawout Indian Band Ph: (250) 652-9101
Proposed five phase development of reserve lands including an 18-hole golf course, retail space, resort hotel, native-theme village, and mixed residential units. Phase 1: up to 600,000 sq ft retail space. Phase 2: 110 single-detached and multi-family housing units on leased land. Phase 3: hotel. The access road is in place.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 472
Start: Spring 2005
Finish: Fall 2006
Last Update: Dec 2004

Colwood/Langford

Olympic View Neighbourhood
Golf BC Ltd. Ph: (250) 478-5590 (Colwood City)
Proposed multi-phase development on 111 ha near Olympic View golf course, to contain 593 dwelling units in Colwood (mix of 317 detached, 330 attached and 270 apartments) and 357 units in the District of Langford. Also included is a 6.9 ha park, a 120-room hotel, 3,500 sq m of office and retail space, and a new 9-hole golf course. Rezoning has been approved. Development permits not yet applied for. Architect: Idealink Architects. Consulting Engineers: Bullock Bauer Associates Ltd.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 8
Start: Spring 2005
Finish: 2006
Last Update: Dec 2004

Gold River

Ucona River Hydroelectric Project
Ucona River Joint Venture Ph: (604) 683-8271
Proposed 35 MW run-of-river hydroelectric power project on the Ucona River near Gold River. Several permits and approvals are being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 52
First Entry: Mar 2003
Project ID: 869
Start: Jun 2005
Finish: Late 2006
Last Update: Jun 2004

Gold River

Gold River Power Project
Green Island Energy Ltd. Ph: (780) 412-3400
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This project is a proposed 49 MW wood residue electricity generation project located in Gold River using infrastructure from the closed Bowater pulp mill. The project would eventually be developed to 250 MW in size. This project was not selected in Nov 2004 as a successful bidder.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 791
Start: ?
Finish: ?
Last Update: Dec 2004

Ladysmith

Natural Gas-Fired Power Plant
Epcor Power Development Ph: (780) 412-3414
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Epcor's proposal is to construct a 45 MW natural gas-fired generating plant at Ladysmith's Peerless Road Industrial Park. This project was not selected in Nov 2004 as a successful bidder.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1199
Start: ?
Finish: ?
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

1. Vancouver Island/Coast

Ladysmith

Terasen Vancouver Island LNG Gas System Upgrades
Terasen Utilities Ph: (403) 514-6401
Terasen's proposal is to develop a Vancouver Island Liquefied Natural Gas (LNG) storage facility and add to the pipeline distribution system. Rezoning was approved in May 2004 for a 43 ha site, west of Mt. Hayes and approx 8 km northeast of Ladysmith, for the proposed LNG facility. The plant will have the capacity to liquefy approx 7.5 mmscfd and vaporize and inject up to 100 mmscfd of natural gas back into the pipeline system. Environmental and social reports completed. Terasen filed for a Certificate of Public Convenience and Necessity in July 2004. A hearing was completed Dec 13, 2004 and a decision on whether the project proceeds will be made late Jan 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2003
Project ID: 972
Start: Spring 2005
Finish: Nov 2007
Last Update: Dec 2004

Ladysmith

Granby Harbour
Concept Bank - SVR Acquisitions Ltd. Ph: (604) 298-9965
Proposed 10-year comprehensive residential, commercial, retail development in Ladysmith Harbour, designed to fit into the existing town grid system and preserve historical aspects of the coal mining era. Plans include 100 fixed and 25 floating rooms in a hotel built on the harbour, a floating home subdivision, condos, multi-family and single-family living units, a graduated retirement community, a 300-seat convention centre, restaurant/lighthouse, yacht club, and marina. A master plan is complete. Phase 1 development will commence with construction of the major components (the amenities, retirement village and hotel). Permits not yet applied for. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Mar 2000
Project ID: 13
Start: ?
Finish: ?
Last Update: Dec 2004

Langford

Langford Power Centre
Millstream Village Development Corp. Ph: (250) 474-6919
Proposed development of a 350,000 sq ft shopping centre with parking for 1,500 vehicles. 14 single-family homes are planned for the north end of the site. Developer has agreed to six-laning Millstream Rd from McCallum Rd to Treanor Ave, as well as installation of bike lanes, treed boulevards and sidewalks. Project has received re-zoning. Land acquisition underway. Website: www.alliancebluecorp.com

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2001
Project ID: 780
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Langford

Hull's Field - Mixed Use Residential Development
Harling Point Estates Ph: (250) 385-4565 (Architect)
Proposed 100,000 sq ft shopping centre, 135 apartments and 40 townhouses at 2966 Jacklin Rd and 3024 Glen Lake Rd. Bylaws are now in place and the master agreement is complete. Development permit is under review and site preparation is underway. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 545
Start: Early 2005
Finish: 2006
Last Update: Dec 2004

Langford

Lakeview Estates (Lakewood Neighbourhood)
Oakcrest Park Estates Ltd. Ph: (250) 727-2325
Proposed 400,000 sq ft townhouse, condo and single-family development containing 923 units, 17,500 sq ft of commercial space, and park and school space at 1220 Parkdale Dr. Project was approved-in-principle Nov 2003 with final approval received in Jul 2004. Site servicing will take 12 to 18 months to complete. Engineer: 1st Team Engineering Ltd.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 1999
Project ID: 550
Start: Summer 2005
Finish: 2009
Last Update: Sep 2004

Langford

Goldstream Meadows Residential Development
Goldstream Meadows Ltd. Ph: (250) 474-6919 (Langford City)
Proposed 415-home subdivision including townhouses, modular homes, apartments and condos, a lakefront park and a 70,000 sq ft commercial centre on 135 acres. Site is currently a gravel pit at the west end of Langford Lake bordered by Hwy 1, Lakehurst Dr, the lake and E&N Railway line. Original project now changed to include 240 modular homes and 180 townhouses, a park, preservation of a wetland, and a business park on the 59 ha site. Rezoning approved. Bas Smith Architecture Inc. is the architect for the townhouse units.

Status: Proposed
Est. Cost ($ million): 36
First Entry: Sep 1997
Project ID: 1222
Start: Spring 2005
Finish: 2008
Last Update: Dec 2004

Metchosin

Centre Mountain Golf Course and Lodge
Centre Mountain Ph: (250) 474-3167 (Metchosin)
An 18-hole golf course and resort consisting of three resort lodges and cabins, totalling 265-units and involving 126 ha, received approval for development in Dec 2003. Zoning is complete.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1026
Start: Spring 2005
Finish: Late 2006
Last Update: Sep 2004

Nanaimo

Gas-Fired Electricity Project
Epcor Power Development/Calpine Ph: (780) 412-3414
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. Calpine's proposal with Epcor is to construct a 280 MW natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. This project was not selected in Nov 2004 as a successful bidder and will likely be cancelled.

Status: Proposed
Est. Cost ($ million): 310
First Entry: Sep 2004
Project ID: 1184
Start: Fall 2006
Finish: Nov 2007
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Nanaimo

Natural Gas Fired Power Plant
Duke Point Power LP Ph: (403) 213-4339 (Pristine Power Inc)
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This proposal is to construct a natural gas-fired combined cycle generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. This project was chosen in Nov 2004 as the successful proponent under the terms of the Vancouver Island Call for Tenders and has been offered an electricity purchase agreement (EPA) by BC Hydro. The contract is for 252 MW. A hearing of the BCUC, to obtain regulatory approval, is planned for Jan 2005.

Status: Proposed
Est. Cost ($ million): 280
First Entry: Sep 2004
Project ID: 1201
Start: Mar 2005
Finish: Summer 2006
Last Update: Dec 2004

Nanaimo

Natural Gas-Fired Power Plant
ENCO Power Company Ph: (714) 283-6081
In response to BC Hydro's call for electricity projects on Vancouver Island, six projects submitted final bids. This proposal is to construct a natural gas-fired generating plant in the Nanaimo area on Vancouver Island at a site at Duke Point, likely on the site and using equipment purchased for the previously approved BC Hydro project. This project was not selected in Nov 2004 as a successful bidder and will likely be cancelled. Website: www.encous.com

Status: Proposed
Est. Cost ($ million): 300
First Entry: Sep 2004
Project ID: 1200
Start: ?
Finish: ?
Last Update: Dec 2004

Nanaimo

Pacifica Waterfront Condominium Development
Cape Development Corporation Ph: (250) 755-4429 (Nanaimo City)
131-condominiums, 26 townhouses, 19,000 sq ft of commercial space, and a library in a 16- and 4-storey building. Project is located at 38 Front St on the site of the Malaspina Hotel. Project received approval in mid-Nov 2004.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1088
Start: Early 2005
Finish: Apr 2006
Last Update: Dec 2004

Nanaimo

New Nanaimo Centre -Conference Centre and Hotel
Triarc International Inc./City of Nanaimo
Ph: (250) 755-4429 (Nanaimo City)
Proposed major redevelopment of Nanaimo's downtown core. Phase 1 ($100 million) of the plan is to develop a conference centre, 20-storey 140-room Marriott hotel, 225-seat auditorium, and museum. Phase 2 includes development of the Foundry and Civic Arena sites into twin condo high rises, containing 300-units, and two ice arenas. A public-private partnership with Triarc International Inc. would develop the first phase. Phase 1 would be located in the block bordering Commercial St, Terminal Ave, and Gordon St. A referendum held on Nov 20, 2004 resulted in public approval for borrowing money for the project. Architect: Hotson Bakker Architects

Status: Proposed
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 760
Start: Summer 2005
Finish: Mar 2006
Last Update: Dec 2004

Oak Bay

Baptist Housing in Oak Bay
Baptist Housing Ministries Ph: (604) 940-1960
Proposed seniors housing to include both assisted and independent living units. Plans include three existing 5-storey buildings and a new 7-storey and new 4-storey building. Currently in the rezoning process. Architect: Jensen Group Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1244
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

Parksville

Parksville Beach Resort
Parksville Beach Devt Corp Ph: (250) 248-6789
Proposed resort to contain a 175-unit hotel in two 6-storey buildings and two 9-storey condominium buildings containing 53-units each. Plans also include a 1-storey amenity building which will contain an indoor/outdoor pool, conference centre, restaurant and lounge. Currently in the rezoning process. Architect: Zeidler Carruthers Architects.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 2004
Project ID: 1224
Start: Early 2005
Finish: 2007
Last Update: Dec 2004

Parksville

Island Hall Resort
Pacific Beach Investments Ph: (250) 383-4124
Multi-use development proposed for the site where the Island Hall Beach Resort currently stands at 181 W. Island Hwy. The plan for Phase 1 is a resort-hotel with conference facilities, a spa and pool, while Phase 2 plans include 4- and 9-storey residential buildings, as well as a restaurant. Rezoning has been approved. Development permit application is under review. Architect: Moore Paterson Architects.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2003
Project ID: 1049
Start: Apr 2005
Finish: 2011
Last Update: Dec 2004

Port Alberni

Eagle Rock Materials Project
Eagle Rock Minerals Ltd.
Ph: (250) 720-2700 (Alberni-Clayoquot Regional District
Proposed gravel pit in the Port Alberni Inlet area with a 100-year mine life. Project will supply gravel to the California market. Mining permit approved and environmental assessment approval issued Sep 17, 2003 and remaining approvals are being sought. Process for securing port customers in California is underway.

Status: Proposed
Est. Cost ($ million): 115
First Entry: Dec 2002
Project ID: 839
Start: ?
Finish: ?
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

1. Vancouver Island/Coast

Port Alberni

Port Alberni Aluminum Smelter
Alberni Aluminum Company Ph: (250) 723-2146 (City of Port Alberni)
A feasibility study was completed to determine the potential for locating an aluminum smelter in Port Alberni, to produce 360,000 tonnes/year of aluminum and would require 650 MW of electricity annually. Project is being actively promoted and is at the investor recruitment stage. Discussions are ongoing with province and investors.

Status: Proposed
Est. Cost ($ million): 1400
First Entry: Dec 2000
Project ID: 710
Start: Summer 2009
Finish: 2011
Last Update: Mar 2004

Port Hardy

Nahwitti Wind Farm
Nomis Power Corp Ph: (250) 902-1234
A 400 MW wind farm from 25 turbines on 1040 acres of private lands to be developed in phases near Nahwitti Lake on northern Vancouver Island. Phase 1 will produce approximately 45 MW. Expected to enter the BC Environmental Assessment Act review in summer 2005. Start and finish dates are for phase 1.

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Dec 2004
Project ID: 1284
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

Port Hardy

Holberg Wind Energy Project
Stothert Power Corp/Global Renewable Energy Partners Inc. Ph: (604) 681-8165
Proposed 58.5 MW wind power project to include up to 45 wind turbine generators on the northwest coast of Vancouver Island 40 km west of Port Hardy. Anemometer towers are being erected. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project received BC Environmental Assessment Act approval on Nov 1, 2004. A feasibility study of the wind resource will complete in Mar 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Jun 2003
Project ID: 975
Start: Summer 2005
Finish: Spring 2006
Last Update: Dec 2004

Port Hardy

Knob Hill Wind Power Project
Sea Breeze Energy Inc. Ph: (604) 689-2991
A 450 MW wind farm holding located on a 400 m high plateau covering 42 sq km, north of Port Hardy. The project was not selected to be considered in BC Hydro's recent call for electricity on Vancouver Island, however the project is proceeding on a merchant basis. It recently (late Sep 2004) received its BC Environmental Assessment Act approval. Website: www.seabreezeenergy.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Jun 2002
Project ID: 813
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2004

Port Mcneill

Orca Sand and Gravel Project
Polaris Minerals Corporation Ph: (604) 915-5000
Sand and gravel project with a production capacity of up to 6,000,000 tonnes/year located 4 km west of Port McNeill. Project is in the pre-application stage of the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2004
Project ID: 1160
Start: ?
Finish: ?
Last Update: Dec 2004

Powell River

East Toba River and Montrose Creek Hydroelectric Projects
Plutonic Power Corp Ph: (604) 669-4999
This proposed projects consist of the East Toba River 119 MW hydroelectric project and Montrose Creek 50 MW hydrolectric project and a 230 Kv transmission line extending from Saltery Bay near Powell River to connect the two projects.

Status: Proposed
Est. Cost ($ million): 255
First Entry: Sep 2004
Project ID: 1218
Start: ?
Finish: ?
Last Update: Sep 2004

Saanich

Town and Country Shopping Centre Redevelopment
Morguard Investments Ph: (250) 383-8093
Planned doubling of the square footage of the existing 226,000 sq ft shopping centre to increase the number of retailers from 21 to 80. Approvals being sought.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1204
Start: ?
Finish: ?
Last Update: Sep 2004

Saanich

Dunsmuir Lodge Expansion
University of Victoria Ph: (250) 656-3166
Possible doubling of the existing 45 rooms at the University of Victoria conference facility. A feasibility study, market analysis and local consultations will be undertaken until May 2004. The review is being managed by CitySpaces Consulting.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 1999
Project ID: 553
Start: ?
Finish: ?
Last Update: Dec 2004

Saanich

773 Cordova Bay Road Residential and Industrial Project
Trio Ready Mix Ltd. Ph: (250) 475-1775 (Saanich Municipality)
Proposed 110 residential units and mini-warehouses on 26.2 ha site at 773 Cordova Bay Rd. Subdivision application remains pending for boundary adjustment. Architect: Number 10 Architect Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 1997
Project ID: 25
Start: Summer 2005
Finish: Summer 2007
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Salt Spring Island

Channel Ridge Village -Town of Highbridge
Channel Ridge Properties Inc. Ph: (250) 384-2400 (Architect)
Planned development for the north side of Saltspring Island, covering 344 ha, to include 405 homes, a town centre, with shops and amenities, including tennis courts, crafts workshop, wellness centre with spa and fitness area, spread over 36 ha. Highbridge Town Centre will include 54 commercial units, for a total of 80,000 sq ft of retail space. Project includes parks, playing fields and recreational amenities. Development permit was approved in Jun 2004, with conditions, by the Islands Trust. First phase consists of 165 residential units. Architect: Davidson Yuen Simpson. Website: www.highbridge.ca

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 1997
Project ID: 28
Start: Early 2005
Finish: 2011
Last Update: Dec 2004

Sidney

Seaport Project
Marker Developments Ltd. Ph: (250) 658-3829
Proposed 6-storey, 52-room boutique hotel to be built on town-owned waterfront property along Beacon Ave. Plans include a spa, pool, approx 4,000 sq ft of retail space, 44 condominium apartments, and 150 underground parking spaces. Plans may also include a new marine centre for the Sidney museum and an ecological centre. Rezoning has been approved and a development permit application is under review. Architect: De Hoog & Keirulf Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1111
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Sooke

Silver Spray Destination Resort
Silver Spray Ph: (604) 681-3565
Proposed 174 acre, 85-suite hotel/lodge, 127 single-family homes, spa, restaurant, 9-hole golf course and 115 berth marina. Rezoning has been approved. Architect: Hulbert Group International Inc. Website: www.silversprayloge.ca

Status: Proposed
Est. Cost ($ million): 70
First Entry: Jun 1999
Project ID: 677
Start: Spring 2005
Finish: 2010
Last Update: Dec 2004

Victoria

Dockside Lands Development
City of Victoria Ph: (250) 361-0382 (Victoria City)
Proposed mixed use development of the 12 acre Dockside Lands site to include residential, live-work units and commercial and light industrial space. Two final proponents for the project include Westbank Projects Corp, with James Cheng & Associates Architects, and Windmill Development Group and VanCity Enterprises Ltd, with Terry Williams Architects. City Council decided in mid-Dec 2004 to enter into negotiations with the Windmill Development and VanCity Enterprises team. Windmill's "Dockside Green" development includes 860 housing units, 75,000 sq ft of office and commercial space, a boutique hotel, an open-air amphitheatre, and three 10-storey towers as well as smaller buildings from 3- to 7-storeys. Plans also include sustainable innovations such as onsite sewage treatment and waste wood power plants.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2004
Project ID: 1269
Start: Summer 2006
Finish: 2016
Last Update: Dec 2004

Victoria

Greater Victoria Sewer System Upgrades
Capital Regional District Ph: (250) 360-3000
Proposed upgrades of ageing or inadequately sized sewer lines in Saanich, Oak Bay and Victoria to be conducted in several phases. Phase 1 is a $15.9 million upgrading of the Northeast Trunk Line which is currently in design phase.

Status: Proposed
Est. Cost ($ million): 61
First Entry: Dec 2004
Project ID: 1246
Start: Fall 2005
Finish: 2045
Last Update: Dec 2004

Victoria

University of Victoria Classroom/Faculty Building
University of Victoria Ph: (250) 721-6100
Proposed new building to provide additional instructional and office space. Very preliminary

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1277
Start: ?
Finish: ?
Last Update: Dec 2004

Victoria

University of Victoria Learning Centre
University of Victoria Ph: (250) 721-6100
Proposed new learning centre to provide computer, literary and other resources. Very preliminary

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1278
Start: ?
Finish: ?
Last Update: Dec 2004

Victoria

Bambu Condominium Development
The Amadon Group Ph: (604) 688-1451
Two 7-storey condominium buildings containing 194-units and a 6,400 sq ft, 150-seat performing arts theatre, as well as health and wellness amenities. Building permits are approved for 164 condominiums. The new plans are being reviewed. Architect: Cannon Design. Website: www.bambu.ca

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1202
Start: Mar 2005
Finish: May 2006
Last Update: Dec 2004

Victoria

Castana Mixed Use Development
The Amadon Group Ph: (604) 688-1451
Proposed new storefronts and 43 new housing units to be developed at Cook and Sutlej Streets. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2004
Project ID: 1205
Start: Mar 2005
Finish: Spring 2006
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

1. Vancouver Island/Coast

Victoria

Humboldt Street High Rise Residential Development
Alpha Project Developments Ph: (250) 360-1944
Proposed twin 15-storey towers, 214-unit residential complex at 737 Humboldt St. Rezoning application and height variance are under review. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1203
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Victoria

Shutters Spa and Residences
Westbank Projects Corporation Ph: (604) 920-7222
Housing development at 66 to 68 Songhees Rd will include 190 condominiums, five 2-storey townhouses, and spa facilities in two buildings, one 6-storey curved building and one 9-storey building. Architect: James K. M. Cheng Architects Inc. Website: www.shuttersvictoria.com

Status: Proposed
Est. Cost ($ million): 65
First Entry: Sep 2004
Project ID: 1185
Start: Spring 2005
Finish: Spring 2006
Last Update: Sep 2004

Victoria

Songhees Hillside Condominium Development
Heritage Partners Limited Partnership Ph: (250) 544-2107
Proposed three residential towers of 13-, 11-, and 10-storeys. In preliminary design stage.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2004
Project ID: 1195
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Tuscany Village Residences
Bond Development Corporation Ph: (250) 477-7291
59 luxury condominiums (60,000 sq ft) and 75,000 sq ft of commercial space anchored by Thrifty Foods is being developed at the 1600 block of McKenzie Ave. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1194
Start: Early 2005
Finish: Fall 2005
Last Update: Dec 2004

Victoria

Condominium Tower and Greater Victoria Art Gallery
Austin Hamilton Ph: (250) 361-0382 (City Victoria)
A proposed 14- to 16-storey, 56-unit condominium tower to be located behind the Crystal Court Motel on Belleville St. Plans include a 30,000 sq ft satellite building for the Greater Victoria Art Gallery. Project requires rezoning and building permits. Very preliminary.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Jun 2004
Project ID: 1116
Start: Early 2006
Finish: Late 2006
Last Update: Jun 2004

Victoria

James Bay Residential and Commercial Development
Cielo Properties Inc. Ph: (250) 592-9953
A proposed 4-storey, 32-unit residential and commercial development located at 225 Menzies. Apartments would be above shops and underground parking. Architect: Davidson Yuen Simpson Architects & John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1145
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2004

Victoria

Oswego Boutique Hotel
James Bay Investments Ltd. Ph: (604) 736-6338
A proposed 10-storey, 80-unit boutique hotel and condo development at the corner of Kingston and Oswego. Architect: Cannon Design.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1140
Start: Early 2005
Finish: Late 2005
Last Update: Dec 2004

Victoria

Parkside Victoria Resort and Spa
Fairfield Venture Inc. Ph: (250) 468-7121
130,000 sq ft time-share residential complex at 810 Humboldt St. Plan includes 126-units in two 8-storey buildings connected by a glass atrium, and commercial space on the ground floor. Amenities include a spa, fitness room, and medical clinic. Development permits have been approved and working drawings are underway. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Jun 2004
Project ID: 1102
Start: Early 2005
Finish: Late 2006
Last Update: Dec 2004

Victoria

University of Victoria McPherson Library Expansion
University of Victoria Ph: (250) 721-6100
Project is described in the 2004/2005 Five Year Capital Plan as an expansion of the McPherson Library. Plans include an information and media commons, as well as collaborative learning classrooms. Early planning stage.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1079
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

University of Victoria Science Building
University of Victoria Ph: (250) 721-6100
This project is described in the 2004/2005 Five Year Capital Plan as a 7,500 sq m facility to house the expanding needs of the Science Faculty. Early planning phase.

Status: Proposed
Est. Cost ($ million): 49
First Entry: Mar 2004
Project ID: 1078
Start: ?
Finish: ?
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Victoria

VENUS Project
University of Victoria Ph: (250) 472-5364
A network of undersea sensors to provide real time information on the behaviour of these water bodies and the seafloor onto the internet. The prototype line 3 km into Saanich Inlet from Pat Bay will start construction in Spring 2005 and will focus on design development of seafloor junction boxes, instrument testing, and inlet studies. Two other fibre optic cables will be laid in Fall 2005 across the Strait of Georgia from near the Tsawwassen ferry terminal (to measure water properties, seismic events, whale acoustics, fish migrations and the stability of the Delta, which is prone to collapse events) and across the Juan de Fuca Strait from south of Race Rocks. The first three lines received $10.3 million funding and a RFQ for a partnership closed in Mar 2004. Negotiations have begun with Global Marine Systems and OceanWorks to design, build, test, and deploy the wet plant portion of the VENUS observatories. The University of Washingtons Applied Physics Lab is putting together a US proposal to extend the array across the entire width of the Juan de Fuca Strait. Project is funded by several research organizations and is related to the NEPTUNE Project (see separate entry). VENUS/ NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, BC. The observatory systems for these two projects includes a DMAS and design, development, and testing of this system requires a thorough understanding of the needs and context in which it will operate. Website: www.venus.uvic.ca

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2004
Project ID: 1076
Start: Fall 2004
Finish: Fall 2006
Last Update: Dec 2004

Victoria

Victoria Recreation Centres
City of Victoria Ph: (250) 361-0365
Proposed construction of four new recreation centres (Harris Green, Oaklands, Gorge, Fairfield) to replace 12 existing aging facilities for recreation, community and senior use. Public consultation commenced. In the very preliminary and conceptual stages.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1092
Start: 2006
Finish: 2010
Last Update: Dec 2004

Victoria

Victorian Imperial Princess (Douglas Street Casino and Hotel)
Vancouver Island Entertainment Inc.
Ph: (250) 361-0382 (Victoria City)
Redevelopment of property for a hotel and casino. Phase one will see the redevelopment of the Now Furniture Store at 2269 Douglas St into an Entertainment Centre and casino. Phase two will include the construction of the first tower of the approx 250-room Victoria Imperial Princess Hotel, complete with a revolving penthouse restaurant, conference facilities, pool/waterslides and fitness centre, dinner theatre, ballroom, lounge, theme suites and luxury restaurant. Phase two will also see the conversion of ground level parking into a parking concourse. Phase three will include the construction of the second hotel tower, conference facilities, boutique retail mall and a restaurant. The proponent is seeking provincial approval to move a casino licence from Quesnel to this facility. Architect: Praxis Architects. Website: www.buildingvictoria.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1055
Start: Fall 2004
Finish: Fall 2005
Last Update: Sep 2004

Victoria

NEPTUNE Canada Project
University of Victoria Ph: (250) 472-5377
The NEPTUNE project will lay a 3,000 km network of powered fibre optic cable on the seabed over the Juan de Fuca tectonic plate, a 200,000 sq km region in the northeast Pacific off the coasts of British Columbia, Washington and Oregon. Funding is approved. Project is related to the VENUS Project (see separate entry). VENUS/NEPTUNE has awarded the Data Management and Archiving System (DMAS) Examination Consultant contract to Barrodale Computing Services Ltd. of Victoria, B.C. The observatory systems for these two projects includes a DMAS and design, development, and testing of this system requires a thorough understanding of the needs and context in which it will operate.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Dec 2003
Project ID: 1036
Start: Summer 2007
Finish: 2010
Last Update: Sep 2004

Victoria

Pacific Sport Institute
Pacific Sport and Camosun College Ph: (250) 370-3602
Proposed sports complex to be constructed in 2 phases. Phase 1 includes a triple gymnasium with seating and portable stage, sport medicine and sport science centres, fitness and wellness studios, food services, lit all-weather turf field, and 4 volleyball courts. Phase 2 includes 125-bed student athlete residences and a 5,000-seat stadium. A feasibility study was completed in Jun 2004, and project is not likely to begin for at least a year. Currently seeking federal and provincial funding.

Status: Proposed
Est. Cost ($ million): 56
First Entry: Dec 2003
Project ID: 1027
Start: Summer 2005
Finish: 2009
Last Update: Dec 2004

Victoria

Vacation Ownership Club
The Pearson Group Ph: (250) 468-7121
A vacation ownership club development in downtown Victoria at Humboldt and Blanshard. Project includes approx 135,000 sq ft of suites and commercial space including 141 bedroom units, a gourmet market, restaurants and a spa. Architect: Hulbert Group.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 881
Start: Spring 2005
Finish: Fall 2006
Last Update: Dec 2004

Victoria

Residential Towers Songhees
Focus Equities Alberta Ph: (250) 475-3700
Proposed development on remaining lot in Songhees of 3 residential towers, 10- , 11- and 13-storeys, and series of townhouses totalling 597 units. Creation of a park has been completed. Rezoning has been approved. Architect: Paul Merrick Architects Ltd. Website: www.divprop.com

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 847
Start: Early 2005
Finish: Fall 2010
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Victoria

Royal Roads University Campus Building Development
Royal Roads University Ph: (250) 391-2524
The campus plan for Royal Roads University was adopted in 2001 to include Sustainable Development and Green Building Principles. Phase 1 redevelopment includes two projects: renovation of the Grant Building, a 5,760 sq m National Heritage-designated structure to house academic spaces, lecture hall, student services, cafeteria, labs and offices, is complete. The second project was on hold, but is now reactivating. It includes a $36 million new Living-Learning Centre which will provide student residences and additional classrooms. It is to be located on the parking lot site behind the Grant Building, and be built through a public-private partnership. An additional academic building, worth $15 million, is planned to provide new office and class space. The two proposed buildings are still in the planning stage. Architect: Williams D'Ambrosio Architects.

Status: Proposed
Est. Cost ($ million): 62
First Entry: Jun 2002
Project ID: 823
Start: Sep 2002
Finish: 2007
Last Update: Sep 2004

Victoria

Hotel and Residential Complex - Pandora Avenue and Fisgard Street
626661 BC Ltd. Ph: (250) 361-0382 (Victoria City)
Proposed 7-storey hotel-condominium complex bordered by Pandora Ave and Fisgard St. The City has recommended a development and heritage alteration permit for the Buckerfield's building at 528 to 532 Pandora Ave which will be restored and integrated into the complex. The proposed project includes two buildings: a 7-storey, 99-room hotel facing Pandora St, and a 6-storey residential building containing 78 condominiums, facing Fisgard St. Development permit had been approved, but has since expired. Project may have changed as the property has been sold to a new owner.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 778
Start: ?
Finish: ?
Last Update: Sep 2004

Victoria

Belleville Ferry Terminal Redevelopment
City of Victoria/Provincial Capital Commission Ph: (250) 953-8800
Proposed redevelopment of the Belleville St terminal at Victoria's inner harbour, which currently accommodates three ferry lines (MV Coho, Victoria Clipper, and Victoria Express). Plans from a 2001 proposal are being re-examined with possible increases in building heights. Currently in the concept planning stage. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 548
Start: Fall 2005
Finish: 2007
Last Update: Dec 2004

Victoria

Victoria Sewage Treatment Plant
Capital Regional District Ph: (250) 360-3000
Proposed sewage treatment plant for Victoria to divert outfalls from Clover and Macaulay Points. A liquid waste management plan was completed mid-2000 and has been accepted by the provincial government. There are no specific plans to begin the project.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 1999
Project ID: 552
Start: 2020
Finish: ?
Last Update: Mar 2004

View Royal

Six Mile Road (Park Place) Mixed Use Development
Unity Developments Ph: (250) 388-5588 (Owner's Representative)
Proposed mixed use development on a 23 acre site. Plans include 2 acres for retail/commercial, 1.25 acres for a hotel, approx 10,000 sq ft of tourist commercial space, 10,000 sq ft of retail commercial, and 180 to 200 residential units in townhouses, cluster homes and condominiums. Currently in the preliminary design stage. Rezoning is required. Architect: John A. Neilson Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2004
Project ID: 1258
Start: Spring 2005
Finish: 2009
Last Update: Dec 2004

View Royal

The Quay at Thetis Cove
Thetis Cove Estates Ltd. Ph: (250) 385-4565 (Architect)
A proposed high-density residential settlement to include several hundred units in 9 buildings which range in height up to 14-storeys. 500 to 600 underground parking spaces would be provided. Land required some excavation of contaminated soil. Two open houses were held in late Jun 2004. Architect: Eric Barker Architect Inc.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1144
Start: Spring 2005
Finish: 2011
Last Update: Sep 2004

Zeballos

Zeballos Lake Hydro Project
Pacific Rim Power Corp. Ph: (604) 576-3175
Run-of-river power project near Zeballos to generate approx 22 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Other required approvals expected shortly.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2003
Project ID: 1010
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

STATUS: ON HOLD

Duncan Area

Georgia Strait Crossing Natural Gas Pipeline
Georgia Strait Crossing Pipeline Ltd. Ph: (604) 528-1600
A joint venture of BC Hydro/Williams Gas Pipeline Co. to transport 2.4 mcmd natural gas through a new 41 cm diameter pipeline originating at Sumas, Washington from an existing pipeline to reach Vancouver Island via an undersea crossing and end at Centra Gas' transmission line south of Duncan, a total distance of 136 km. The National Energy Board and the US Federal Energy Resources Commission approved the pipeline. Capital cost is for the 60 km Canadian portion. This project is linked to the Vancouver Island Generation Project (see Natural Gas Electricity Plant - Nanaimo). Project was issued a Certificate of Public Convenience and Necessity in Fall 2004. BC Hydro announced cancellation of this project in Dec 2004 and it will be removed from this list in the next issue.

Status: On hold
Est. Cost ($ million): 130
First Entry: Sep 1999
Project ID: 623
Start:
Finish:
Last Update: Dec 2004

Oak Bay

Oak Bay Beach Hotel Replacement
Kevin Walker Ph: (250) 598-4556
Proposed development of a new 136-unit, 100,000 sq ft hotel and spa on the site of the current 45,000 sq ft Oak Bay Beach Hotel at 1175 Beach Dr. Oak Bay Council turned down the proposal on Dec 13, 2004. Architect: Hulbert Group. Project may be re-designed.

Status: On hold — Start: ?
Est. Cost ($ million): 15 — Finish: ?
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1157

Port Hardy

Limestone Quarry
Graymount Western Ph: (403) 250-9100
Proposed limestone quarry on northern Vancouver Island to yield approx 250,000 tonnes/yr. There are two possible sites being examined at Marnie Bay and Nimkish Lake, with Marnie Bay the most likely to be developed. Environmental studies are completed for the Marnie Bay site. The project is on long-term hold.

Status: On hold — Start: 2007
Est. Cost ($ million): 50 — Finish: 2009
First Entry: Sep 1999 — Last Update: Sep 2004
Project ID: 606

Powell River

Powell River Condensing Turbine Electricity Generation Project
Norske Canada Ph: (604) 483-3722
Proposed new generation of 170 GWh of electricity at the pulp and paper mill using wood residue. Project was selected as a BC Hydro power purchase contract in Apr 2003, however, the project is currently on hold.

Status: On hold — Start: ?
Est. Cost ($ million): 55 — Finish: ?
First Entry: Dec 2002 — Last Update: Sep 2004
Project ID: 858

STATUS: CONSTRUCTION STARTED

Colwood

Royal Bay Housing Development
Construction Aggregates Ltd. Ph: (250) 478-8311
Multi-phase (2,800 homes) development on 250 ha site on Metchosin Rd over 20 years. Phase 1 includes 646 single-family units, duplex homes, and townhouses. Later phases will include townhomes and commercial space, 3 schools, parks and a 7.5 km perimeter greenway. Included in Phase 1 are The Hatley and The Delora. They are completely serviced and all lots are sold. Construction is well underway on Phase 1A which has 119 lots, 3 duplex lots and 103 townhomes. Phase 1A1 and 1A2: The Woods completed in late 2004. Phase 1D: The Bluffs, which will have 78 detached lots, 30 townhomes, and a 30 acre Latoria Creek Park, is currently undergoing site servicing and preparation. The construction of the school is not yet definite. Phase 2 has applied for rezoning, which will include 1,500 housing units in apartment blocks (up to 9-storeys), townhouses, single-family homes, and apartments built on top of stores, as well as an 800,000 sq ft Village Centre. Primary planning consultant: Cityspaces Consulting.

Status: Construction started — Start: Mar 2000
Est. Cost ($ million): 150 — Finish: 2020
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 7

Courtenay

Mt. Washington Alpine Resort
Mt. Washington Ski Resort Ph: (888) 231-1499
Several projects have been completed including a hotel, lodge renovation, upgrading of sewage treatment plant and new quad chairlift. Construction on the 60-unit Bear Lodge, which is being developed by Appia Developments, began in May 2004 and is expected to complete in Feb 2005. Construction on a $3 million quad lift, called the Boomerang, began in Summer 2004 and completed Dec 2004. Development of a firehall/public works building was put to referendum in the community, and as a result will not be proceeding. In preparation for the 2010 Olympics, the resort's expansion will include a Training Centre with meeting rooms, fitness room, offices and equipment maintenance area, a Stadium Oval, as well as plans for a building to provide hostel-style accommodations. 45+ kilometres of Nordic trails will be added and the Biathlon range will be upgraded.

Status: Construction started — Start: Summer 2000
Est. Cost ($ million): 100 — Finish: 2009
First Entry: Sep 1997 — Last Update: Dec 2004
Project ID: 45

Esquimalt

Swallows Landing Residential Development
Mandalay Developments Ph: (250) 475-3700
Condominium complex, consisting of twin 9-storey condominium buildings and ten 2-storey townhomes on 2.25 ha of land at 847 Dunsmuir Rd, overlooking Victoria's harbour. Project will be built in two phases, beginning with 51 units and a guest suite. Approx 1 ha will be set aside as natural greenspace. Website: www.swallowslanding.com

Status: Construction started — Start: Nov 2004
Est. Cost ($ million): 45 — Finish: Early 2006
First Entry: Mar 2000 — Last Update: Dec 2004
Project ID: 635

Esquimalt

CFB Esquimalt Projects
Department of Defence Ph: (250) 363-7928
Three projects are in progress: 1) $35 million Colwood Refueling Facility started in Dec 2001 was awarded to North American Constructors Ltd and will be completed by Feb 2005, 2) $14.5 million Naval Officers Training Centre design-build started in Aug 2003 was awarded to Westeinde Construction Ltd and will be completed by Feb 2005, 3) $46 million Fleet Maintenance Facility - Cape Breton started in Aug 2003 was awarded to Monad Constructors Ltd to be completed by Jul 2005. Tender for a Corrosive Fluids Facility was awarded to Farmer Construction and construction began in May 2004, with completion expected in Feb 2005. The facility will be used to store fluid from submarine batteries, as well as to charge batteries and for general maintenance.

Status: Construction started — Start: Jan 1999
Est. Cost ($ million): 170 — Finish: 2007
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 12

Langford

Langford Sheraton Hotel
Starwood Holdings Ltd. Ph: (604) 736-1156 (Architect)
A proposed 121-room Sheraton hotel to be located near the Costco complex in Langford. Plans include building a restaurant and conference room. Public hearings have been held and rezoning was approved in Jun 2004. Architect: Gomberoff Bell Lyon.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 15 — Finish: Late 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1115

© Ministry of Small Business and Economic Development

1. Vancouver Island/Coast

Langford

Lavender Town Square
Keycorp Consulting Ltd. Ph: (250) 474-6919 (Langford)
Three 4-storey buildings and one 3-storey building located on Goldstream Ave will provide 60 seniors with assisted-living suites and approx 140 live-work units. Architect: Eric Barker Architect Inc.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 20 — Finish: Summer 2005
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 1000

Langford

Bear Mountain Golf Resort and Residential Development
LGB9 Development Corp. Ph: (250) 474-7344
Multi-phased residential development (2,500 homes) to include two Jack Nicklaus golf courses, 110,000 sq ft clubhouse and retail village over 20 years. The first golf course is complete. The hotel complex includes the 65-unit Fairways Villa, which is under construction, and the $30 million Clubhouse hotel. Phase 2 was originally to include a second golf course, 185 homes, 50 townhouses and 12,000 sq ft of commercial space in the Highlands community, but has been revised. The revised plan now includes 150 single-family homes and 250 tourist accommodation units, and the golf course has been redesigned to move it away from sensitive wetlands. Phase 2 rezoning has been approved and began construction in Summer 2004. Website: www.bearmountaingolf.com

Status: Construction started — Start: Mar 2002
Est. Cost ($ million): 50 — Finish: 2014
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 841

Langford

Westwind Plaza
Bill Beadle Ph: (250) 478-3121
Six buildings with total of 9,896 sq m of commercial and retail space, along with 168 parking spaces on 1.8 ha at 741 Goldstream Ave. Phase 1: Beer and wine store is completed. Phase 2: 35,000 sq ft development including 125-seat restaurant, 125- seat pub and 8,000 sq ft commercial/retail space is complete, as well as a nightclub and cabaret. Two commercial/retail buildings were completed in early 2004, and there are two residential buildings with 65-units in total currently in the redesign stage. Architect: Moore Patterson Group.

Status: Construction started — Start: Late 1999
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Jun 1999 — Last Update: Dec 2004
Project ID: 562

Nanaimo

Malaspina University College Expansion
Malaspina College Ph: (250) 753-3245
Ongoing construction program has completed a 5-storey (approx 60,000 sq ft) applied sciences/ training and education centre, a heavy-duty construction shop and physical plant, and seismic upgrading and expansion of two cafeterias. Construction of an office building for the International Program completed in Jul 2003. An expansion of the library was awarded Sep 2003 to Knappett Construction and completed late Dec 2004, and is being followed by renovation of the old library. Centre for shellfish research is under construction. An RFP to construct student residences resulted in the contract being awarded to Windley Construction. Construction on the residences began in Summer 2004 and is expected to complete Summer 2005. Plans for a Centre for Sturgeon Studies and School of Management are in the programming stage. Plans for a Science Building are very preliminary.

Status: Construction started — Start: Jan 2001
Est. Cost ($ million): 21 — Finish: 2007
First Entry: Jun 2000 — Last Update: Dec 2004
Project ID: 675

Nanaimo

Nanaimo Regional General Hospital - Acute Expansion Phase II.
Vancouver Island Health Authority Ph: (250) 755-3010
Phased renovation of existing space and completion of new space, to include 10 operating rooms and expansions of perinatal, surgical day care areas. Design of the maternity building is currently underway, with construction expected to begin mid-2005. Construction contract awarded to: Bird Construction. Website: www.viha.ca

Status: Construction started — Start: Oct 2003
Est. Cost ($ million): 29 — Finish: Spring 2006
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 18

Nanoose

Pacific Shores Resort and Spa
Ocean Place Holdings Ltd. Ph: (250) 468-7121
Development of time share (127 two-bedroom units) totalling 170,000 sq ft to be constructed in phases. 76 units completed, consisting of 64 time-share and 12 wholly-owned units. An additional 18,000 sq ft including a restaurant, poolside caf, gift shop, daycare, convenience store, lounge and administration office were completed May 2003. The next phase is approx 30 two-bedroom units, which will be built according to the market.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 15 — Finish: 2006
First Entry: Sep 1997 — Last Update: Dec 2004
Project ID: 20

North Saanich

Victoria International Airport Expansion
Victoria Airport Authority Ph: (250) 953-7554
Expansion of air terminal building (approx 3,700 sq m) to include: two-level glass Arrivals hall, tripling of baggage pick-up area, covered walkways, retail outlets, a Business Centre, food and beverage services and new loading bridges. Building construction started in Sep 2000. Stages 1 to 5 are completed. Stage 6: Construction of the departure and passenger check-in area began construction May 2004 and is expected to complete in Spring 2006. The final phase is valued at $11.2 million. Project Manager: Durwest Construction Ltd. Architect: Moore Paterson Group.

Status: Construction started — Start: Late 2000
Est. Cost ($ million): 30 — Finish: Spring 2006
First Entry: Jun 1999 — Last Update: Jun 2004
Project ID: 563

Oak Bay

Carlton House Seniors Residences
Summit Construction Ph: (250) 598-3311 (Oak Bay Municipality)
Assisted-living condominiums in a 4-storey, 88-unit building located at Oak Bay Ave and Elgin St.

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 14 — Finish: Early 2005
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 852

© Ministry of Small Business and Economic Development

Port Alberni

Pacific Rim Shopping Centre
Barklay Capital Corporation Ph: (604) 875-6201
Shopping centre located on Hwy 4 to include approx 100,000 sq ft Wal-Mart, 60,000 sq ft Extra Foods, and an additional 100,000 sq ft of retail/ commercial. Extra Foods began construction in May 2004 and completed in Nov 2004. Construction of Wal-Mart began in Summer 2004 and is expected to complete in Early 2005.

Status: Construction started — Start: May 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1235

Qualicum Beach

The Gardens at Qualicum Beach Seniors Facility
CPAC (Care) Holdings Ltd and Mancal Lifestyles Ph: (604) 688-2220
New 225-unit seniors development consisting of independent apartments, assisted-living and complex care.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 28 — Finish: Sep 2005
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1152

Saanich

5330 Cordova Bay Road Sayward Hill Development
Jawl Industries/McArthur Park Estates
Ph: (250) 475-1775 (Saanich Municipality)
215-unit residential buildings, 1,100 sq m commercial space, and 9-hole golf course on 15 ha at 5330 Cordova Bay Rd. The residential development consists of 12 separate complexes. Four buildings, the golf course and clubhouse are complete, and two townhouse complexes were completed Aug 2003. Currently under construction is a 58-unit condominium building.

Status: Construction started — Start: 1998
Est. Cost ($ million): 60 — Finish: 2006
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 26

Sooke

Sooke Sewage Treatment Plant
District of Sooke Ph: (250) 642-1634 (District of Sooke)
Sewage collection system and wastewater treatment plant for the Sooke community. EPCOR, a wholly owned entity of the City of Edmonton, signed a design, build and operate agreement for the sewage system in Spring 2004.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 22 — Finish: Fall 2005
First Entry: Jun 2003 — Last Update: Jun 2004
Project ID: 946

Sooke

Sunriver Estates (Shambrook Hill Development)
Swiftsure Development Ph: (250) 642-1634 (District of Sooke)
650 residential units including 100 multi-family units on 382 acres on Phillips Rd. Plans include a 3,000 sq ft day-care and an elementary school. Project is to be built in 5 phases. Phase 1A, 66 single-family units, and Phase 1B, 52 single-family units, are complete. Phase 1C, 16 single-family units, and 2A, 55 single-family units, started construction in Fall 2004. Website: www.sunriverestates.com

Status: Construction started — Start: Sep 2003
Est. Cost ($ million): 50 — Finish: 2007
First Entry: Sep 2002 — Last Update: Dec 2004
Project ID: 834

Ucluelet

Ucluelet Mixed Use Development
Loof-Koehler Marine Drive Properties/Amadon Group
Ph: (250) 726-7744 (District of Ucluelet)
Multi-use development on 40 ha of waterfront in Ucluelet which includes 200 townhomes, a pub, restaurant, major hotel, wellness center, spa and seniors home. Affordable housing and retail space are also included. There is a provision for a pool, skateboard park, and accommodation for the Wild Pacific Trail. Adjacent to the Loof-Koehler Marine Drive Properties Ltd. land is 50 acres which has been sold to the company by the District. Site servicing began Summer 2003. Phase 1 includes the Big Beach Estates, 18 townhomes, which is complete, and Primera, an 18-unit multi-family building, which is under construction. Architect: John A. Neilson Architects Inc. Phase 2, which includes 24 townhouse units in a 2- and 3-storey building townhouse units, is in the design stage. Amadon Group is planning a 5-star hotel, restaurant and spa and are expected to begin construction by Summer 2005 - currently in community consultations. A second 4-star hotel is planned for 5-7 years after the first hotel is built. A date has not been determined for construction of the brew-pub and restaurant.

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 100 — Finish: 2013
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 840

Victoria

Corazon Residential Development
Chard Development Ltd. Ph: (250) 381-1345
A proposed 12-storey, 76-unit residential development to include condominiums, townhomes and penthouses at 732 Cormorant. Architect: Musson Cattell Mackey Partnership. Website: www.corazonvictoria.com

Status: Construction started — Start: Aug 2004
Est. Cost ($ million): 17 — Finish: Fall 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1135

Victoria

Parc Residences
West Bank Projects Ph: (250) 920-7272
A 12-storey, 123-unit residential tower at the corner of Wilson St and Tyee Rd is under construction. Architect: James K. M. Cheng Architects Inc.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 20 — Finish: Spring 2005
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 967

Victoria

University of Victoria Engineering/Computer Science Building
University of Victoria Ph: (250) 721-6139
A new 7,800 sq m engineering technology building will double the student spaces for computer science and engineering co-op programs, allowing an additional 118 undergraduate and 23 graduate full-time places by 2006. The building will have classrooms, undergrad and graduate labs, offices, and student study space. Tender closed Apr 2004 and was awarded to Farmer Construction.

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 24 — Finish: Aug 2005
First Entry: Dec 2002 — Last Update: Jun 2004
Project ID: 845

© Ministry of Small Business and Economic Development

1. Vancouver Island/Coast

Victoria

Victoria Marriott Inner Harbour Hotel and High Rise Residences
Concert Properties Ltd. & Ocean Properties Ph: (604) 688-9460
A 236-room, 16-storey (approx 400,000 sq ft) Marriot Hotel located at 728 Humboldt St is complete. The $39 million hotel is the first phase of the 386,000 sq ft project on the Y-lot property to eventually include a 19-storey apartment hotel. The hotel includes approx 5,000 sq ft of convention and meeting facilities, fitness and exercise facilities, a spa and a business centre. Rezoning is complete for Phase 2 and 3: two high-rise residential towers. The first tower, the Astoria, is a 164-unit mixed-use residential building which began construction in Summer 2004. The third building, a 15-storey $27 million condominium, the Belvedere, with 76 units is in pre-sales and will start in Spring 2005. Architect: Lawrence Doyle Architects.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 591
Start: Late 2002
Finish: Fall 2006
Last Update: Dec 2004

Victoria

Railyards Residential and Commercial Development
Le Fevre and Co. Property Agents Ltd Ph: (250) 380-4900
Redevelopment of 12 acres between Pt. Ellice Bridge and CN Trestle (701 Tyee Rd) with 484 townhouses, apartments, and live/work units, and 11,000 sq ft of commercial space; approx 416,000 sq ft in total. Construction on Phase 1 is complete. Phase 2 (townhomes) began construction in early 2004 and completed in Nov 2004. A proposal for a 2-storey, 10,000 sq ft commercial building which would contain public washrooms, a restaurant, bike shop, and offices near the Galloping Goose Trail was pulled by the developer in May 2004. A 4-storey, 58-unit apartment building with live/work spaces is planned at 751 Tyee Rd. Land has been rezoned and construction may begin in late 2005. Architect: Hotson Bakker Architects.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Sep 1997
Project ID: 39
Start: Apr 2003
Finish: Fall 2006
Last Update: Dec 2004

Victoria

Save-On-Foods Memorial Centre
RG Properties/City of Vic Ph: (604) 298-6444
New centre to replace Memorial Arena will include up to 7,500-seats. Private partner (RG Properties) is proceeding with a design-build-operate package based on a 30-year agreement. Architect: ICR Architecture.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 41
Start: Summer 2003
Finish: Mar 2005
Last Update: Dec 2004

Victoria

Selkirk Waterfront Project
Jawl Holdings Ltd. Ph: (250) 384-2400 (Architect)
Redevelopment of 10 ha site which includes several mixed commercial/office buildings and a number of residential buildings. Jack Ladder Lane Residences, a 46-unit townhouse and condo building, as well as a Montessori school, are completed. A 6-storey office and waterfront mixed use structure, including a boathouse, restaurant and offices, with ground-floor retail outlets are complete. A 50,000 sq ft high-tech building and 350 stall parkade at 401 Garbally Rd, named Garbally Landing, began construction Jul 2003 and completed in Nov 2004. A 28-suite condominium building at 2760 Jutland completed in Jun 2004, and the Edgewater, a 37-suite condominium building and 8 townhouses at 330 Waterfront Cres, completed in Fall 2004. The next phase is a 60-unit townhouse and condominium project named Cecilia Creek, which is currently on hold.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Sep 1997
Project ID: 62
Start: 1994
Finish: 2006
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Mainland/Southwest Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Coastal mountain terrain with the flat, fertile Fraser River valley in the south.
Land Area in Sq. km. : 37,225
Population Density / Sq. km. (2003) : 66.0
Economic Base : Financial, transportation and tourism hub, manufacturing, service, trade, farming, fishing.

Selected Demographic Characteristics

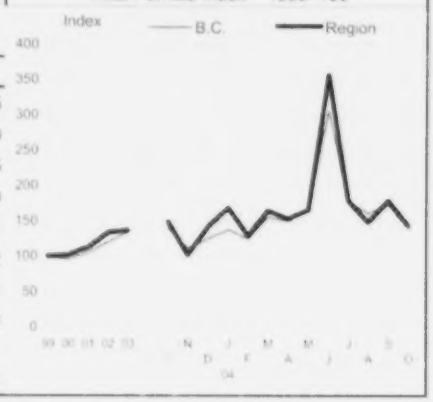
Year	Population by age group. Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(.000)	Child	Elderly	Total	
1976	85.5	282.9	177.9	381.0	276.7	139.4	1,343.3	464.4	0.441	0.167	0.608	1976
1981	93.5	264.2	199.7	463.1	295.9	167.4	1,483.7	550.4	0.373	0.175	0.548	1981
1986	108.4	263.3	193.7	553.4	321.3	195.9	1,635.9	639.0	0.348	0.183	0.531	1986
1991	125.4	301.2	191.4	669.1	367.5	230.3	1,884.9	711.2	0.347	0.187	0.535	1991
1996	137.4	353.9	212.2	767.6	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	129.7	378.3	223.6	791.3	573.9	286.2	2,382.8	903.9	0.320	0.180	0.500	2001
2006	126.4	373.1	241.4	789.1	688.2	322.3	2,540.5	1,035.2	0.291	0.188	0.478	2006
2011	128.7	367.4	243.5	813.5	784.8	371.4	2,709.4	1,134.5	0.269	0.202	0.471	2011
2016	137.2	366.8	249.7	854.1	838.2	452.7	2,898.7	1,240.1	0.259	0.233	0.493	2016
2021	144.8	379.1	243.4	906.3	866.7	542.9	3,083.2	1,330.3	0.260	0.269	0.529	2021
2026	148.6	399.3	243.6	943.0	884.7	640.7	3,260.0	1,411.8	0.265	0.309	0.574	2026
2031	149.6	417.3	250.7	952.4	919.7	732.6	3,422.3	1,488.8	0.267	0.345	0.612	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

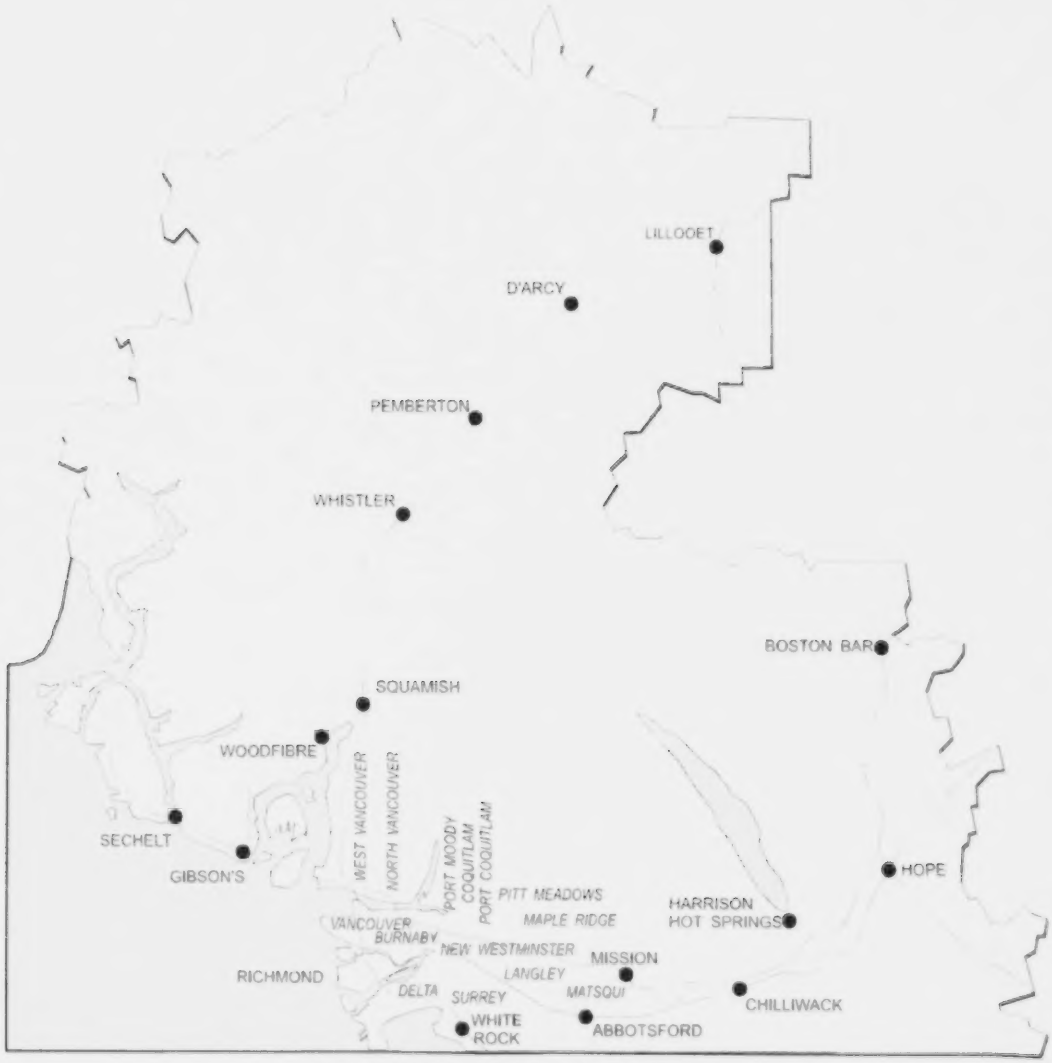
Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment			
	<-- $ Millions -->						Units	
1996	4,113.6	1,303.5	175.0	823.8	304.6	2,810.1	20,275	
1997	3,709.2	1,311.7	183.7	954.3	173.6	2,397.6	18,440	
1998	3,238.3	1,416.8	189.6	945.8	281.4	1,821.4	13,125	
1999	3,012.7	1,292.2	228.9	747.0	316.3	1,720.5	11,310	
2000	3,079.8	1,417.0	194.9	953.0	269.2	1,662.8	10,451	
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802	
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391	
2003	4,126.4	1,063.4	126.3	672.1	233.8	3,062.9	17,390	
YTD Oct '03	3,513.7	896.6	105.7	557.1	233.8	2,617.1	14,931	
YTD Oct '04	4,481.1	1,037.4	139.6	730.9	166.9	3,443.7	20,414	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

Mainland/Southwest Development Region



Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Mainland/Southwest		**2,382,824**	**2,409,021**	**2,430,832**	**2,457,235**	Maple Ridge	DM	65,922	67,749	69,258	70,411
Vancouver	C	569,473	572,937	577,962	583,296	Chilliwack	C	65,671	66,304	67,434	69,009
Surrey	C	363,004	372,430	378,578	383,831	New Westminster	C	57,044	57,235	57,882	58,286
Burnaby	C	202,419	202,537	202,852	202,966	Port Coquitlam	C	53,497	54,887	55,703	56,114
Richmond	C	171,517	172,346	172,579	172,714	North Vancouver	C	46,236	46,841	46,916	47,074
Abbotsford	C	120,500	122,641	123,462	126,634	West Vancouver	DM	43,229	43,190	43,347	43,867
Coquitlam	C	117,814	119,648	119,793	121,463	Mission	DM	32,638	32,865	33,297	33,970
Delta	DM	101,178	101,447	101,803	101,843	Port Moody	C	24,854	25,264	25,817	26,613
Langley, Township of	DM	90,685	91,114	92,477	94,524	Langley	C	24,673	24,676	24,889	24,915
North Vancouver	DM	85,905	86,209	86,138	86,334	White Rock	C	19,047	19,262	19,365	19,735

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Abbotsford

Mt. Lehman Road Interchange Upgrade
BC Ministry of Transportation Ph: (250) 824-2700
Replacement or reconstruction of the Mt. Lehman overpass including on/off ramps, improvements to Mt. Lehman Rd, a new four-lane structure and road to link Fraser Hwy and Old Yale Rd, and improvements to the Fraser Hwy. Final design completed in Fall 2004. McElhanney Consulting Services Ltd. was selected as the proponent.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2000
Project ID: 658
Start: Early 2005
Finish: 2006
Last Update: Dec 2004

Abbotsford

Abbotsford Residential Development
Michael Rosen Planning Cons. (Owner's Rep) Ph: (604) 925-0977
Approx 1,000 units of single- and multi-family residences at 35220 Cassiar Ave, near McKee Rd. Rezoning is currently underway. Planning Consultant: Michael Rosen Planning Consultants.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 1999
Project ID: 618
Start: Summer 2005
Finish: 2008
Last Update: Sep 2004

Agassiz To Pemberton

Sasquatch Highway
BC Ministry of Transporation
Ph: (250) 356-1282 (Land and Water BC Inc)
A feasibility report has been prepared regarding the potential for developing a 170 km highway from Mission along Harrison Lake from Agassiz to Pemberton. An alternative plan is to develop portions of the highway first. The report is under review by the provincial government.

Status: Proposed
Est. Cost ($ million): 275
First Entry: Mar 2004
Project ID: 1070
Start: ?
Finish: ?
Last Update: Sep 2004

Boston Bar

Spuzzum Creek Power Project
Interpac Resources Ltd. Ph: (604) 881-2300
Run-of-river power project near Boston Bar to generate 29 MW of electricity. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Sep 2003
Project ID: 1009
Start: Spring 2005
Finish: Spring 2006
Last Update: Dec 2004

Burnaby

Burnaby Costco and Mixed Use Development
Costco Ph: (604) 294-7290 (Burnaby City)
A proposed mixed use development to include 150,000 sq ft of Costco warehouse and retail space, a 24,000 sq ft gas bar and 8,500 sq ft restaurant. The project is a move from Costcos current location at Lougheed Hwy and Brighton Ave location to the Eastbrook Executive Park. Rezoning has been applied for.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1270
Start: Summer 2005
Finish: Summer 2006
Last Update: Dec 2004

Burnaby

Glenrobin Residential Development
Polygon Homes Ph: (604) 877-1131
Proposed residential development to contain 177 townhouses, and 200 apartment units in three 4-storey buildings, to replace an existing multi-family development located at Halston Crt, Sandlewood Cres, and Gildwood Dr. Plans also include an amenity centre. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1263
Start: Apr 2005
Finish: Summer 2007
Last Update: Dec 2004

Burnaby

Residential Development - 17th and 18th Ave and Griffiths Drive
Cressey Development Corp. Ph: (604) 683-1256
A proposed 29-storey residential building to include 215 condominiums and 12 cityhomes. Additional amenities include a lounge and fitness facilities. Architect: Howard Bingham Hill Architects.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1219
Start: Early 2005
Finish: Fall 2006
Last Update: Dec 2004

Burnaby

Burnaby Gateway Casino Expansion
Gateway Casinos Ltd Partnership Ph: (604) 412-0166
A proposed 100,000 sq ft casino complex at the Radisson Villa Hotel location on Willingdon Ave. The casino will be built in the existing low rise wing of the existing hotel, to include up to 1,000 slot machines, a 15-table poker room, 50 table games, high-limit gambling area and show lounge. A public hearing for the expansion was held on July 20, 2004. Rezoning has been approved.

Status: Proposed
Est. Cost ($ million): 85
First Entry: Jun 2004
Project ID: 1150
Start: Spring 2005
Finish: Spring 2006
Last Update: Dec 2004

Burnaby

Simon Fraser University - Faculty of Arts Expansion
Simon Fraser University Ph: (604) 291-4743
Facilities to replace and supplement existing academic program space for the Faculty of Arts, including classrooms, lecture theatres and microcomputer classrooms, reading and study areas.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 933
Start: Late 2005
Finish: Late 2007
Last Update: Mar 2004

Burnaby

Simon Fraser University - School for the Contemporary Arts Building
Simon Fraser University Ph: (604) 291-4743
New space for the School will consist primarily of studio facilities to support undergraduate instruction in film, video, dance, theatre, art and culture studies, music, and the visual arts. Support space also will be planned to house faculty, support staff, and graduate students. Two location options are being examined: downtown Vancouver or the SFU Burnaby campus.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 932
Start: Late 2005
Finish: Late 2006
Last Update: Dec 2004

2. Mainland/Southwest

Burnaby

Burnaby Lake Rejuvenation Project
City of Burnaby Ph: (604) 294-7944
Removal of approx 400,000 cubic metres of sediment from Burnaby Lake to allow creation of an international standard rowing course (2,170 m long). Received Environmental Assessment Act approval. In discussions with Province regarding funding.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2002
Project ID: 821
Start: Late 2005
Finish: Summer 2006
Last Update: Mar 2004

Burnaby

Metrotower III
Ivanhoe Cambridge Ph: (604) 438-4710
Proposed 350,000 to 425,000 sq ft tower adjacent to Metrotowers I and II. Preleasing underway and major tenant being sought. No further development expected before 2005.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 1998
Project ID: 421
Start: Fall 2005
Finish: 2007
Last Update: Mar 2004

Chilliwack

Chipmunk Ridge Resort and Condominium Development
Resorts West Ph: 1-800-541-9378
Proposed single-family subdivision of 200 parcels in the Eastern Hillsides, including homes and townhomes for a total of over 700-units. There are tentative plans for a tram up the adjacent mountain, as well as hotels, restaurants, and golfing facilities. The recently rezoned parcel requires servicing. Website: www.chilliwackpartners.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2003
Project ID: 1002
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Cloverdale

Trades and Technology Centre of Kwantlen University College
Province of British Columbia / Kwantlen University College
Ph: (604) 599-2973
A proposed 17,203 sq m, 1- and 2-storey building at 5510 180th St to accommodate at least 900 students with facilities focusing on industry training and applied programs. Development permit is currently under review. Architect: Bunting Coady Architects.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Jun 2004
Project ID: 1148
Start: Spring 2005
Finish: Sep 2006
Last Update: Dec 2004

Coquitlam

Executive Plaza Residential Development
Executive Plaza Inn Ph: (604) 687-4741 (Architect)
Proposed 19-storey residential tower to be located at 511 Rochester. Plans include 153 condominium units and 13 townhouses. Architect: Robert Cicozzi Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1262
Start: Apr 2005
Finish: Summer 2006
Last Update: Dec 2004

Coquitlam

Touchstone Residential Development
ParkLane Homes Ph: (604) 648-1800
Proposed residential containing approx 750-units of apartments, townhouses and single-family homes to be located at 3075 Pathan Ave, and 1340 and 1350 Pipeline Rd. Site is located at the north edge of Town Centre Park. Project needs OCP amendment, rezoning and subdivision approval. Development permit applications have been submitted for two lots of the project.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1261
Start: Spring 2005
Finish: 2009
Last Update: Dec 2004

Coquitlam

Obelisk Condominium Tower
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
A proposed 35-storey condominium tower containing 288-units to be located at Pinetree Way and Lincoln Ave. Additional amenities include a fitness centre, media room, multi-function room, and steam room. Architect: Via Architecture. Website: www.obeliskliving.com

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1207
Start: Spring 2005
Finish: Early 2007
Last Update: Dec 2004

Coquitlam

Burke Mountain Secondary School
School District 43 (Coquitlam) Ph: (604) 939-9201
A new school with capacity for 1,200 students in a 11,770 sq m space, while retaining the existing gymnasium. Feasibility study underway to acquire a site. Funding approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1154
Start: Summer 2005
Finish: Fall 2006
Last Update: Jun 2004

Coquitlam

Gateway Project - North Fraser Perimeter Road
BC Ministry of Transportation Ph: (604) 453-3028
Proposed route to provide improved trucking and vehicle route. The NFPR would include the north end of the Queensborough Bridge along Front, Columbia and Brunette in New Westminster, with an extended United Boulevard through Coquitlam to connect to the Mary Hill Bypass, across a new Pitt River Bridge and along Hwy 7 to the north end of the New Fraser River Crossing. Planning is underway.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 938
Start: Spring 2005
Finish: 2007
Last Update: Dec 2004

Coquitlam

Glen Drive Residential/ Commercial Development
Pacific Glen Land View Ph: (604) 731-3391
A proposed 20-storey, 230,000 sq ft, high-density residential complex with a 4-storey, 10,500 sq ft commercial space building at 2957 Glen Dr. Two structures from previous phases are completed. The third structure and tower had a development permit, but it has expired. Project may be reactivated.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 177
Start: Jun 2005
Finish: Summer 2006
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Delta

Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth
Vancouver Port Authority Ph: (604) 665-9000
A proposed container expansion program at Roberts Bank consists of two projects: Terminal 2 and the Deltaport Terminal Expansion. Terminal 2 is a new container port at Roberts Bank, which involves filling and dredging, and would be located adjacent to the existing Deltaport Container Terminal. The Deltaport Terminal Expansion project involves constructing a third berth, and the preferred site of the U-shaped design is in front of the current footprint of the terminal on the south side. Environmental Assessment Act application for Deltaport is expected to be submitted in early 2005. Undertaking consultations with local communities and First Nations. Website: www.portvancouver.com

Status: Proposed
Est. Cost ($ million): 925
First Entry: Dec 2002
Project ID: 863
Start: Late 2005
Finish: Summer 2010
Last Update: Dec 2004

Harrison Lake

Harrison Highlands Resort and Residential Development
NewGen Harrison Development Inc. Ph: (604) 734-3113 (Architect)
Proposed resort community to include 350 residences in a variety of lodge suites, six-plex suites, chalets, and cottages on 90 acres at Mount Woodside outside of Harrison Lake. Project will be built in phases. Phase 1 includes the Woodside Village lodge, which will contain a conference centre, spa and swimming pools, and 100 units of housing. This phase is expected to complete in Jul 2006. Architects: Pelman & Associates/CHP Architects. Website: www.harrisonhighlands.ca

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1192
Start: Spring 2005
Finish: 2009
Last Update: Sep 2004

Langley

204 Street Overpass
Ministry of Transportation Ph: (604) 669-8848
Proposed overpass at 204 St in Langley. Currently in the detailed design stage.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2004
Project ID: 1238
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Langley

The Village at Thunderbird Centre
Tan West Financial Ph: (604) 874-8308 (Owner's Representative)
Original proposal included three 20-storey high rise condominiums and commercial space for land around the Colossus Theatre. Plans include approx 300,000 sq ft of entertainment, retail and commercial space, including restaurants, a food store and drug store, and 92 condominium units in 3-storeys above the commercial space. High rises are not currently being pursued. Application for rezoning has been submitted. Architect: Urban Design.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1228
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Langley

200th Street Commercial Facilities
Grosvenor International Canada Ltd. Ph: (604) 683-1141
Retail and commercial facilities on the 48 acres near the 200th St highway interchange. Land is divided into 6 lots and construction on a 32,000 sq ft commercial facility on Lot 1 is expected to begin in early 2005. Development permit has been approved for Lot 1.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1137
Start: Early 2005
Finish: Fall 2006
Last Update: Dec 2004

Langley

Fraser River Bridge Crossing -Golden Ears
TransLink Ph: (604) 453-4500
Planned new crossing, with an expected six lanes, of the Fraser River to link Surrey-Langley on the south side with Maple Ridge-Pitt Meadows on the north side of the river. Included in the proposed design is the Abernethy Connector in Maple Ridge. Environmental Assessment Act approval was given in Summer 2004. Requests for Qualifications responses were submitted Dec 16, 2003 and proposals from three short-listed proponents were requested in Mar 2004. Request for Proposals is expected to be issued to three consortia, Golden Crossing Group, Fraser Valley Connector Group and RiverLink, in Jan 2005 with the winning bid expected by Fall 2005. The name of the bridge, "Golden Ears Bridge" was decided on in July 2004. An agreement was signed between TransLink and the Katzie First Nation in mid-Sep 2004 regarding a compensation package for the band, as the bridge will be located near three of the band's reserves. Website: www.translink.bc.ca/frasercrossing

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 873
Start: Late 2005
Finish: 2008
Last Update: Dec 2004

Langley

Village at the Fort Mixed Use Development
ParkLane Homes Ph: (604) 648-1800
Development on the 78 acre Interfor mill site on Glover Rd. Initial proposals included 390 housing units, a 90-room hotel and recreational facilities.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Sep 2002
Project ID: 833
Start: Fall 2005
Finish: 2008
Last Update: Dec 2004

Lillooet region

Cayoosh Ski Resort
NGR Resorts Inc. Ph: (250) 578-6941
Proposed four-season, 14,000-unit mountain tourism resort development between Pemberton and Lillooet. Estimated 670 construction jobs and 3,600 operating jobs. Environmental Assessment Act approval granted. Further planning work includes a ski area master plan and master development agreement. NGR Resort Consultants Inc. have been given approval-in-principle to develop and operate. Proponents involved in ongoing talks over land claim issues with First Nations. No dates as to when project will start.

Status: Proposed
Est. Cost ($ million): 600
First Entry: Dec 1997
Project ID: 86
Start: ?
Finish: ?
Last Update: Jun 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Mission

Southwest Mission Housing Development
Genstar Development Co Limited Ph: (604) 299-4325
Proposed residential development in the Silverdale area. First neighbourhood project would include single-family, multi-family and commercial space on 300 acres. Amendment to OCP was approved.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1243
Start: 2008
Finish: 2018
Last Update: Dec 2004

Mission

Upper Harrison Hydroelectric Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Four interconnected run-of-river hydroelectric projects in the vicinity of upper Harrison Lake (Upper Stave River, Lamont Creek, Upper Fire Creek, and Tipella Creek) would generate 60-80 MW of electricity. The project will be reviewed under the BC Environmental Assessment Act - expected to submit an application in Summer 2005.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2004
Project ID: 1286
Start: Spring 2007
Finish: Spring 2009
Last Update: Dec 2004

New Westminster

New Westminster Secondary and Middle School and Residential Development
School District 40 (New Westminster) Ph: (604) 517-6240
Proposed construction of two new schools, a secondary and middle school, and three 25-storey high rise towers, to include 550 housing units, on the Mercer Stadium site. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 54
First Entry: Dec 2004
Project ID: 1221
Start: ?
Finish: ?
Last Update: Dec 2004

New Westminster

New Westminster Secondary and Middle School
School District 40 (New Westminster) Ph: (604) 517-6285
A proposed new 3-storey high school and a middle school with plans for three 25-storey residential towers. The towers proposal is not moving forward, as City council decided in late Oct 2004 not to enter a land-swap agreement with the school board, which would have allowed the towers. Construction on the high school is expected to begin in Jun 2005 with completion in time for operation in Sep 2007. The middle school is expected to complete in Sep 2009. Rezoning is required. Approval on the high school proposal and design was agreed upon by City Council and the school district in mid-Dec 2004. Currently seeking financial support from the government.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1162
Start: Jun 2005
Finish: Fall 2009
Last Update: Dec 2004

New Westminster

Royal City Christian Centre Seniors Care Facility
Canbrit Developments Ltd. Ph: (604) 669-6002 (Architect)
A proposed 144-unit seniors congregate care residence in a 4-storey building to be built near the Royal City Christian Centre on heritage land. Plans include a personal studio, library and dining room, as well as upgrades to the heritage church on site. The Heritage Advisory Committee has approved the project. Proposed amendments to the Heritage Revitalization Agreement include a request for a height variance, a changing of the use from church to congregate care facility and a floor space ratio increase. A public hearing was held on Nov 2, 2004 and third reading was passed on the Heritage Revitalization Bylaw for the site. Architect: Rositch Hemphill Architects.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1161
Start: Spring 2005
Finish: Fall 2006
Last Update: Dec 2004

New Westminster

Central Station Development - 822 Carnarvon Street
Degelder Construction Ltd. Ph: (604) 688-1515
Proposed development to include 375 housing units and 4 live-work units adjacent to the New Westminster SkyTrain station. Phase 1 includes two towers that rise 320 and 292 feet above street level. A variance regarding the height of the Phase 1 buildings was approved. Architect: Stantec Architecture Ltd.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1139
Start: Spring 2005
Finish: 2008
Last Update: Dec 2004

New Westminster

New Westminster Casino Development
Gateway Casinos Ltd Ph: (604) 527-4532 (City of New Westminster)
A proposed destination-style casino complex to replace New Westminster's existing riverboat casino. Project will be built in four phases. Plans include a new facility at 350 Gifford St to include 600 slot machines, 62 gaming tables, a 300-seat restaurant, and sports bar, and two 200-room hotel strata buildings. Phase 1 includes the casino and restaurant. New Westminster council approved the project, but consulting with other affected municipalities is ongoing. Richmond council requested further consultations. Delta council requested information on the potential impact of traffic to Annacis Island and the Queensborough Bridge. Rezoning and design have been approved, but a building permit application had not been submitted as of Dec 2004.

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2004
Project ID: 1149
Start: Spring 2005
Finish: 2008
Last Update: Dec 2004

New Westminster

Residential Development - Saint Mary's Hospital Site
Embassy Development Corp. Ph: (604) 294-0666
A proposed residential development on the site of Saint Mary's Hospital to include two 32-storey towers, two 3-storey townhouses and a 4-storey apartment building. The designs are in the preliminary stages and are awaiting approval. The site was purchased from the Sisters of Providence in May 2004. A demolition approval was issued by City council on Dec 13, 2004, and demolition is expected to begin in Jan 2005. Architect: ARC Design International.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1134
Start: Summer 2006
Finish: Fall 2007
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

New Westminster

Residential Tower - 611 Carnarvon Street
ONNI Developments Ph: (604) 602-7711
Proposed 142-unit apartment high rise at 611 Carnarvon St with approx 36,000 sq ft of commercial space. Development permit has been issued.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 937
Start: Early 2005
Finish: Late 2005
Last Update: Dec 2004

New Westminster

Waterfront Development Complex
Larco Investments Ltd. Ph: (604) 925-2700
Proposed five-tower and townhouse complex on the 600 to 700 block of Front St totalling 900,000 sq ft includes a 45,000 sq ft, $18-million Fraser River Discovery Centre which has conceptual planning underway. Project was on hold, but is reactivating with some changes to the original plan. Current plan includes five towers to provide 911 housing units, a podium for off-street parking and a wider waterfront esplanade. Rezoning is required. A second public open house was held on Sep 18, 2004.

Status: Proposed
Est. Cost ($ million): 125
First Entry: Dec 1997
Project ID: 94
Start: ?
Finish: ?
Last Update: Sep 2004

North Vancouver

Lynn Valley Library and Town Centre Project
Lynn Valley Community
Ph: (604) 987-7131 (District of North Vancouver)
A proposed development to include a new 35,000 sq ft library, with full computer and internet technology, 40,000 sq ft of commercial space, a public plaza, daycare centre and underground parking at the corner of Lynn Valley Rd and Mountain Hwy. Plans also include two residential towers. Funding approved at special council meeting Aug 31, 2004. Architect: Henriquez & Partners.

Status: Proposed
Est. Cost ($ million): 28
First Entry: Jun 2004
Project ID: 1126
Start: Spring 2005
Finish: Fall 2006
Last Update: Sep 2004

North Vancouver

Northwoods Business Park
GWL Realty Advisors Ltd. Ph: (604) 713-6450
24 acre business park to be constructed in four phases totalling up to 400,000 sq ft. Land clearing has begun for the first phase, a 70,000 sq ft build-to-suit light industrial building. Development permit has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1100
Start: Early 2005
Finish: Spring 2006
Last Update: Dec 2004

North Vancouver

Foot of Lonsdale Development
North Vancouver City Ph: (604) 985-7761
The Foot of Lonsdale Planning Study conducted by Busby & Associates suggests a new pier with floating commercial uses be connected to the Lonsdale Quay, as well as an enhanced pedestrian connection between Lonsdale Quay and Lonsdale Ave and a mixed-use building. Public consultation will be held to resolve development issues at this location known as Site 8. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 964
Start: ?
Finish: ?
Last Update: Sep 2004

North Vancouver

Residential and Commercial Complex - 879 Marine Drive
Jim Pattison Group/Overwaitea Foods/Westbank Ph: (604) 689-3040
Two residential towers and a Save-On-Foods store to be located at the existing Ford dealership near Capilano mall. Rezoning for a shopping mall was completed by the previous owner, however, zoning will be required for the residential component. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 826
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Pemberton

Ryan River Hydro Project
Ryan River Joint Venture Ph: (604) 683-8271
Proposed run-of-river hydroelectric power project on the Ryan River approx 7 km north of Pemberton. Project is a joint venture between Summit Power and Ledcor Power. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project may be submitted for the next BC Hydro call for green power, expected in 2004/2005. Proceeding with Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2003
Project ID: 867
Start: Spring 2007
Finish: Spring 2009
Last Update: Sep 2004

Pemberton

Mkw'alts (Ure) Creek Water Power Project
Mkw'alts Energy LP Ph: (604) 633-9990
Proposed 49 MW run-of-river hydroelectric project near Mount Currie. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Environmental approvals received. Rezoning required.

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 2002
Project ID: 805
Start: Fall 2005
Finish: Late 2006
Last Update: Sep 2004

2. Mainland/Southwest

Pemberton Region

South Meager Creek Geothermal Project
Western GeoPower Corporation Ph: (604) 662-3338
A proposed 100 MW geothermal electric power plant located 70 km west of Pemberton. Plans include a 80 km transmission line to connect the plant to the BC grid. Project is in the pre-application stage of the Environmental Assessment process and is expected to submit a formal application in Jan 2005. Production tests are underway. Website: www.geopower.ca

Status: Proposed
Est. Cost ($ million): 276
First Entry: Sep 2004
Project ID: 1206
Start: Aug 2005
Finish: Summer 2007
Last Update: Sep 2004

Pitt Meadows

Airport Industrial Park -South Harris Business Park
Pitt Meadows Airport Ph: (604) 465-8977
A 65 acre industrial park is intended to be developed at the site currently known as the airport lands. The land is currently in the rezoning process.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 1007
Start: ?
Finish: ?
Last Update: Sep 2004

Port Coquitlam

Coast Meridian Overpass
TransLink Ph: (604) 453-4575
A proposed bridge to span the CP Railyards would be a medium-span, two-lane bridge that includes pedestrian and cyclist lanes.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Dec 2002
Project ID: 842
Start: Summer 2005
Finish: 2007
Last Update: Dec 2004

Port Coquitlam

Dominion Triangle Commercial Park
TownLine Developments Ph: (604) 276-8823
Proposed development west of the Pitt River between Dominion St and Lougheed Hwy of 600,000 to 900,000 sq ft of commercial and retail space in several buildings. Rezoning is required for much of the land.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Jun 2001
Project ID: 748
Start: Summer 2005
Finish: Spring 2010
Last Update: Dec 2004

Port Moody

Murray-Clarke Connector
TransLink Ph: (604) 453-4500
Proposed east-west crossing in Port Moody. Plans include extending Murray St west of Mary St to a 4-lane overpass above the railway tracks near Queens St, then following Vintner St. West of Douglas St the road would connect to Clarke, and the section of Clarke, from Barnet to Douglas, would be widened to four lanes. Connector is the completion of the Barnet Hwy HOV project.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1256
Start: Fall 2005
Finish: Spring 2008
Last Update: Dec 2004

Richmond

Waterstone Pier Development
Legacy Park Lands Ltd. Ph: (604) 241-4441
Proposed development to be built in three phases. Plans include three 4-storey condominium buildings for a total of 144-units, a 4-storey rental building containing 67-units, and a 4-storey athletes dormitory building, which will also contain commercial space, is in the design phase. Additional amenities include a walkway, floating dock, and gangway. Architect: Hotson Bakker Boniface Haden Architects. Website: www.waterstonepier.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Sep 2004
Project ID: 1181
Start: Feb 2005
Finish: Late 2007
Last Update: Dec 2004

Richmond

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
An application has been made to rezone a 17 acre site at the northeast corner of Alderbridge Way and Garden City Rd to allow construction of a 200,000 sq ft mall, of which 129,000 sq ft would be occupied by Wal-Mart.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1015
Start: Summer 2005
Finish: Spring 2006
Last Update: Sep 2004

Richmond

Olympic Games - Speed Skating Oval
VANOC/City of Richmond Ph: (604) 408-2010
Development of a new $124 million, 34,000 sq m long track speed skating oval which can be used after the Olympics for two hockey rinks, sporting events and trade shows. Project will be located along the Fraser River between No. 2 Rd Bridge and Dinsmore Bridge, and includes a $19 million City Centre Waterfront Park. Proposals were heard from both SFU and the City of Richmond in early Aug, with a unanimous decision made by VANOC on Aug 17, 2004 to award the oval to the City of Richmond. 10 firms submitted Expressions of Interest by the Sep 10, 2004 deadline to construct the speed-skating oval.

Status: Proposed
Est. Cost ($ million): 155
First Entry: Mar 2003
Project ID: 910
Start: Jul 2005
Finish: Oct 2007
Last Update: Sep 2004

Richmond

RAV Rapid Transit to Vancouver Airport - (Canada Line)
RAV Project Management Ltd. (RAVCO) Ph: (604) 484-7287
Proposed 19.5 km long rail rapid transit line between Richmond, the Vancouver International Airport, downtown Vancouver (RAV) along Cambie St, including up to 19 stations. The transit line will use advanced-rapid-transit technology (ART). Two of the three groups expressing interest in the private/public project were chosen to submit offers in the best and final offer stage: RAVxpress, and SNC Lavalin/Serco Group Inc. These offers were submitted Sep 27, 2004 and SNC Lavalin/Serco Group was selected as the proponent in Nov 2004. TransLink voted 8-4 in favour of approving the project on Dec 1, 2004. Application to the Environmental Assessment Office was submitted Dec 10, 2004. Website: www.ravprapidtransit.com

Status: Proposed
Est. Cost ($ million): 1720
First Entry: Mar 2003
Project ID: 914
Start: Late 2005
Finish: Nov 2009
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Richmond

Richmond Trade and Exhibition Centre
PavCo Ph: (604) 821-5470
Proposed 400,000 sq ft exhibition and trade centre. Target market will be large international trade and consumer exhibitions. Site chosen is bordered by Alderbridge Way, Garden City Rd and Westminster Hwy. Lands are planned to be transferred from Federal ownership to the City of Richmond and the Musqueam Indian band. A case in the Federal Court of Appeal is to be heard between the federal government and the Musqueam band over a Jan 2004 decision, in favour of the Musqueam band, to prevent the transfer of federally owned land to the City of Richmond before the Musqueam land claims are settled. Building was initially to include the $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre, but the Vancouver Olympic Committee decided to relocate it to the Vancouver Exhibition and Convention Centre due to this uncertainty. Project is still seeking financing.

Status: Proposed
Est. Cost ($ million): 69
First Entry: Mar 1998
Project ID: 349
Start: 2007
Finish: Early 2008
Last Update: Dec 2004

Sechelt

Bear Hydro Project
Regional Power Inc. Ph: (416) 593-4717
Proposed approx 16 MW run-of-river hydroelectric power project on Bear Creek near Sechelt. Several permits and approvals being sought. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. Development permit application has been submitted to LWBC and project has just started the rezoning process.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 868
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2004

Squamish

Residential Development at Garibaldi Highlands
Townline Ventures Ltd. Ph: (604) 276-8823
Residential development on 138 acres to include 300 single-family and townhouse units.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 2004
Project ID: 1254
Start: Summer 2005
Finish: 2009
Last Update: Dec 2004

Squamish

Squamish Downtown Waterfront
District of Squamish Ph: (604) 815-5002
Plans to develop the downtown of Squamish will include former BC Rail lands transferred to the City Nov 2003. Conceptual plans include a waterfront hotel and convention centre, arts and culture centre, market, marina, passenger ferry terminal, small cruise-ship terminal and light industrial/ transportation. Public consultation during Dec 2003 led to a detailed design concept in Apr 2004 with an anticipated start in Spring 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1033
Start: Spring 2005
Finish: 2007
Last Update: Jun 2004

Squamish

Ashlu Creek Hydroelectric Project
Ledcor Power Inc. Ph: (450) 928-2550
Proposed 230 GWh run-of-river hydroelectric development on 5.4 km of Ashlu Creek. Permits and approvals are being sought, and rezoning is required. The project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals. The project is obtaining final approvals. Canadian Coast Guard will decide by late Dec 2004 whether to grant a permit for the project. The Squamish Lillooet Regional District ordered another public hearing and a decision on rezoning is expected in early Jan 2005.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Dec 2000
Project ID: 715
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2004

Squamish

Garibaldi at Squamish Ski Resort
Garibaldi at Squamish Inc. Ph: (604) 892-5539
Proposed all-season mountain resort in the Brohm Ridge region of Mount Garibaldi, adjacent to Garibaldi Provincial Park and the community of Squamish. 2,600 ha resort to consist of 150 ski-trails, 20 lifts, golf-training centre, retail stores, approx 2,400 dwellings (single- and multi-family) and 1,500 hotel rooms. The Garibaldi Springs Resort Hotel will contain 110-suites, a restaurant, bar, meeting and event space, fitness room, pool and jacuzzi. Master Plan was submitted April 25, 2003 for provincial approval. Required documents for Environmental Assessment Act review were submitted by late Jun 2004, and additional information is to be submitted by Dec 31, 2004 as requested in the Extension of Time Order. Provincial approval of the project was overturned by BC Supreme Court in Oct 2004 due to the Province not properly consulting the Squamish Nation before giving approval. Proper consultation must now proceed before reconsideration of the Province's decision. Website: www.garibaldiatsquamish.com

Status: Proposed
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 119
Start: Summer 2006
Finish: 2010
Last Update: Dec 2004

Surrey

Grandview Corner Shopping District
First Pro Shopping Centre/Loblaw Properties Ltd. Ph: (604) 448-9112
Proposed 74,304 sq m retail shopping centre to be located on 25 acres at 15862 24 Ave and 2290 161 St, to be built in phases. Phase 1 major tenants include Wal-Mart, Home Depot, and Real Canadian Superstore, which are expected to complete in late 2005. First Pro Shopping Centres will be developing approx 55, 289 sq m of the development, and Loblaw Properties Ltd will be developing approx 19,015 sq m.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Dec 2004
Project ID: 1250
Start: Summer 2005
Finish: 2009
Last Update: Dec 2004

Surrey

Townhouse and Apartment Development - 6831 188 Street
Townline Ventures Ltd. Ph: (604) 276-8823
Proposed residential development on 8.41 acres at 6831 188 St. Plans include 151-units of 3-storey townhouses and a 4-storey wood-frame apartment building containing 48-units. Architect: Fougere Architecture Inc.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1252
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Surrey

Townhouse Development - 6616 194th Street
Lakewood Group Ph: (604) 590-8444
Proposed 2- and 3-storey townhouse development to contain 150-units and be constructed in two phases at 6616 194th St.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1279
Start: Summer 2005
Finish: Late 2006
Last Update: Dec 2004

Surrey

North Surrey Auto Mall
Jim Pattison Auto Group Ph: (250) 386-3516
A proposed destination auto mall on an 18.8 acre site between Guildford Dr and the TransCanada Hwy. Mall will have 7 dealerships, including a Toyota, Hyundai and Volvo dealership. Road work is underway, with construction expected to start in early 2005.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Sep 2004
Project ID: 1191
Start: Early 2005
Finish: Fall 2006
Last Update: Sep 2004

Surrey

Surrey High School
School District 36 (Surrey) Ph: (604) 596-7733
A new high school in Surrey will be built on the former Surrey Traditional School site and have the capacity for 1,100 students. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1189
Start: Summer 2005
Finish: Summer 2006
Last Update: Sep 2004

Surrey

Anndale Village Shopping Centre
Chandler Development Group Ph: (604) 692-0111
Proposed shopping mall to be located at Barnston Dr and 176 St will include 182,000 sq ft, 60 retailers, and be anchored by Thrifty's foods. A development permit had been issued, but changes were made to the project and a new permit has been applied for. Site preparation is underway.

Status: Proposed
Est. Cost ($ million): 34
First Entry: Sep 2003
Project ID: 978
Start: Early 2005
Finish: Fall 2005
Last Update: Dec 2004

Surrey

Border Infrastructure Project - Highway 10
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to Hwy 10 to four-lane the segment between 122nd and 172nd St. Design contract for Hwy 10 was awarded to the UMA Group. Tender for Hwy 10 was issued in Summer 2004 and pre-loading started in the Fall.

Status: Proposed
Est. Cost ($ million): 42
First Entry: Mar 2003
Project ID: 917
Start: Spring 2005
Finish: Late 2007
Last Update: Dec 2004

Surrey

Campbell Heights Business Park
Campbell Heights Group Ph: (604) 687-1520
Project comprises approx 798 ha (1,971 acres) of land located south of 44 Ave, east of 186 St, north of 18 Ave and west of the Surrey/Langley border (196 St). The plan includes high-technology, research, office and business park uses. The City of Surrey is currently completing the planning stage for the area.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Sep 2002
Project ID: 831
Start: Summer 2005
Finish: 2009
Last Update: Jun 2004

Surrey

Hotel/Commercial and Residential Development
Owners Rep: Goddard & Smith International Ph: (604) 691-6682
Hotel (6,700 sq m), commercial complex (6,400 sq m) and residential units (70 to 72) to be built in three phases at 176 St and 2nd Ave. Initial development approval by Surrey was rescinded. New proposal will likely include retail, a pub, and hotel. Zoning is in place, but project needs subdivision approval.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Jun 2000
Project ID: 662
Start: Fall 2005
Finish: Summer 2007
Last Update: Dec 2004

Surrey/Delta

Gateway Project - South Fraser Perimeter Road
BC Ministry of Transportation Ph: (250) 356-1566
Proposed route to provide improved trucking and vehicle route to connect the Delta Port, Fraser Port, and CN Rail Intermodal facilities would involve a limited access four-lane, 20 km expressway to link Hwy 1 with the Tssawassen ferry terminal and the US Border. Construction to take place over 5 years. Planning and local consultations are underway. RFP expected in Fall 2005. Website: www.gov.bc.ca/tran (see Highway Projects)

Status: Proposed
Est. Cost ($ million): 401
First Entry: Sep 1998
Project ID: 449
Start: Spring 2006
Finish: Summer 2008
Last Update: Dec 2004

Tipella

Douglas Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 30 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in Spring 2005. Major approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 45
First Entry: Mar 2002
Project ID: 806
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Tipella

Fire Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 20 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in Spring 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Mar 2002
Project ID: 807
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Tipella

Stokke Creek Water Power Project
Cloudworks Energy Inc. Ph: (604) 633-9990
Proposed 24 MW run-of-river hydroelectric project at the north end of Harrison Lake near Port Douglas. Project may be submitted for the next BC Hydro call for green power, expected in Spring 2005. Major environmental approvals completed. Rezoning required.

Status: Proposed
Est. Cost ($ million): 38
First Entry: Mar 2002
Project ID: 808
Start: Fall 2005
Finish: Spring 2007
Last Update: Sep 2004

Vancouver

838 West Hastings High Rise Development
Jameson Development Corp Ph: (604) 873-7135 (City of Vancouver)
Proposed 37-storey development at 838 W. Hastings St which will generate its own power and incorporate a water recycling system in the residential component. Plans include a mixed use building which will have 25-storeys of residential space above 8-storeys of office space and 3-storeys of retail and a restaurant, as well as the restoration of two heritage buildings on the site. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1241
Start: Fall 2005
Finish: Spring 2007
Last Update: Dec 2004

Vancouver

999 Seymour Street Residential High Rise
Townline Ventures Ltd Ph: (604) 276-8823
Proposed 12-storey concrete high rise to contain approx 70 high end lofts, as well as fitness facilities. Architect: Acton Ostry Architects Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1253
Start: Summer 2005
Finish: Summer 2006
Last Update: Dec 2004

Vancouver

Elan Condominiums
Cressey Development Corp. Ph: (604) 895-0437
Proposed 30-storey high rise containing 220 condominiums to be located in the 1200 block of Seymour, at the corner of Drake. Currently in the permitting stage. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1249
Start: ?
Finish: ?
Last Update: Dec 2004

Vancouver

Flatiron Residential/ Commercial Development
Cathedral Development Group Ph: (604) 684-4181
Proposed 28-storey condominium tower to be located in Coal Harbour at 1256 West Pender St. Plans include 69-units and 3 to 4 townhouses as well as a fitness room, spa area, meeting facilities and 3,500 sq ft of commercial space. Development permit has been approved-in-principle. Architect: Busby & Associates Architects. Website: www.flatironliving.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1264
Start: Early 2005
Finish: Late 2006
Last Update: Dec 2004

Vancouver

Pomaria Residential Development
Qualex-Landmark Ph: (604) 683-5152
A proposed 30-storey condominium and townhouse development on Howe St at Beach Ave. Website: www.pomaria.com

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1282
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Vancouver

ICORD Spinal Cord Research Centre
UBC/Vancouver Coastal Health Authority/
Rick Hansen Man in Motion Foundation Ph: (604) 707-0377 (VCHA)
Proposed development to become the world's largest spinal cord research centre (International Collaboration on Repair Discoveries - ICORD) located near Willow St and 10th Ave. The federal and provincial governments have promised nearly $13 million towards construction of the 110,000 sq ft project. Design work is underway. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 47
First Entry: Sep 2004
Project ID: 1212
Start: Early 2005
Finish: Spring 2007
Last Update: Sep 2004

Vancouver

L'Hermitage Condominium Tower
Millenium Development Corporation Ph: (604) 688-2300
A proposed 29-storey condominium tower located at the corner of Robson and Richards. Tower will contain 233 residential units, 29 hotel units and a walkway to the adjacent Westin Grande hotel. Plans also include 52,000 sq ft of retail space on two levels, including a grocer, and 46 self-contained units of non-market housing on the site of the Passlin Hotel at 746 Richards St.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 2004
Project ID: 1193
Start: Early 2005
Finish: Fall 2006
Last Update: Dec 2004

Vancouver

Tribeca Lofts
Chandler Development Group Ph: (604) 692-0111
53 lofts and townhouses in an 8-storey building located at 988 Richards near the corner of Nelson St. Plans also include a 2,500 sq ft courtyard. Architect: Hancock Bruckner Eng & Wright. Website: www.tribecaloftsyaletown.com

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1208
Start: Early 2005
Finish: Feb 2006
Last Update: Dec 2004

Vancouver

898 Seymour Mixed Use Development
Sol Terra Developments
Ph: (604) 731-9053 (Owner's Representative)
Proposed two residential towers, commercial space and parking at grade, bounded by Seymour, Richards and Smithe Streets. Rezoning application is under review.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1158
Start: ?
Finish: ?
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Vancouver

Shangri-La Hotel and Development
Shangri-La Hotels and Resorts/Westbank Projects/Peterson Investment Group Ph: (604) 873-4333 (Architect)
A proposed 60-storey, 642 ft high commercial and residential tower at 1120 Georgia St will be the tallest building in Vancouver. First 15 floors will be occupied by a 120-room luxury Shangri-La hotel. Additional amenities in the hotel include a 5,500 sq ft fitness centre, 6,500 sq ft spa, large swimming pool, three restaurants, business centre, library, multi-media screening room, Vancouver Art Gallery Public Art Site and outdoor pool. Floors 16 to 42 will include 227 live-work units, floors 43-59 will have 66 estate suites, and the 60th floor will be a penthouse. Architect: James K. M. Cheng Architects Inc. Most of the condo units are sold. Website: www.livingshangri-la.com

Status: Proposed
Est. Cost ($ million): 350
First Entry: Jun 2004
Project ID: 1138
Start: Early 2005
Finish: Spring 2008
Last Update: Dec 2004

Vancouver

Skyline on Broadway
Leeda Developments Group/First Western Developments Ltd. Ph: (604) 737-1623
A proposed 10-storey concrete condominium building containing 44-units located at 1125 W. Broadway. Architect: W.T. Leung Architects. Website: www.skylinecondos.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1127
Start: Early 2005
Finish: Early 2006
Last Update: Dec 2004

Vancouver

TransLink Transit Centre
TransLink Ph: (604) 453-4500
Relocation of TransLink's transit centre to a 17 acre property know as the Eburne lands at 9149 Hudson St to include a new facility for bus maintenance and storage.

Status: Proposed
Est. Cost ($ million): 66
First Entry: Jun 2004
Project ID: 1136
Start: Early 2005
Finish: Spring 2006
Last Update: Dec 2004

Vancouver

UBC - Centre for Interactive Research on Sustainability
UBC, SFU, BCIT, & Emily Carr Institute Ph: (604) 822-2287
A proposed 3-storey, 120,000 sq ft building on the Great Northern Way Campus to demonstrate environmentally sustainable technologies, such as hydrogen cell technology and solar panels. A schematic design for the building is expected to begin in Summer 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1106
Start: Late 2005
Finish: 2007
Last Update: Dec 2004

Vancouver

1082 Seymour Street Mixed Use Tower
EL & EL Investments Ph: (604) 733-3100 (Architect)
Proposed 19-storey, 181-unit mixed use tower completed review with the Urban Design Panel. Architect: Lawrence Doyle Architects.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Mar 2004
Project ID: 1096
Start: Early 2005
Finish: Summer 2006
Last Update: Sep 2004

Vancouver

1900 West Georgia (901 Alberni) Residential Tower
Prima Properties Ltd. Ph: (604) 683-4131 (Architect)
Proposed 22-storey, 76-unit residential tower to be located at 1900 W. Georgia has completed review with the Urban Design Panel. Development permit was issued on Oct 22, 2004. Architect: Merrick Architecture.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Mar 2004
Project ID: 1095
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Vancouver

540 Beatty Street Condominiums
Townline Group of Companies Ph: (604) 276-8823
70-unit condominium redevelopment on Beatty at Pender, is at the development permit review stage. Architects: Howard Bingham Hill Architects. Design consultant: Graham & deAraujo Design Studio.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2004
Project ID: 1061
Start: Summer 2005
Finish: Summer 2006
Last Update: Dec 2004

Vancouver

The Ritz Mixed Use Tower
Pinnacle International Ph: (604) 683-4376 (Architect)
Proposed mixed use 37-storey tower containing 147-units, including 6 to 7 townhouses, located at 1211 Melville St. Plans also include approx 18,000 sq ft of commercial space. Urban Design Panel review is complete. Rezoning application has been submitted. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1094
Start: Spring 2005
Finish: Spring 2007
Last Update: Dec 2004

Vancouver

1475 Howe Street Residential Live/Work Tower and Townhouses
Qualex Landmark Ph: (604) 731-9053
A proposed live/work 30-storey tower with adjacent townhouses is proposed for 1475 Howe St. Architect: Brook Development Planning Inc.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1042
Start: Summer 2005
Finish: Late 2007
Last Update: Dec 2004

Vancouver

2256 West Broadway Commercial/Residential Buildings
665428 BC Ltd. Ph: (604) 873-7135 (City of Vancouver)
Proposal for a London Drugs, grocery store, medical offices and residential units at 2256 W. Broadway (former ICBC site) went to public hearing Nov 2003. Architect: Hancock Bruckner Eng & Wright.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1045
Start: Spring 2005
Finish: 2006
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Vancouver

728 Pacific Boulevard Residential Towers
Concord Pacific Ph: (604) 895-8249
The next neighbourhood to be developed in the North False Creek Area is adjacent to the Plaza of Nations and is currently being planned and reviewed by the Urban Design Panel. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1050
Start: Late 2005
Finish: 2009
Last Update: Jun 2004

Vancouver

Residential High Rise - 788 Richards
Millenium Development Corporation Ph: (604) 688-2300
Millennium Development has recently purchased City-owned land at 788 Richards for the purpose of building a 29-storey mixed-use tower. Plans include residential housing, 4 levels of underground parking, commercial space and a hotel. A development permit is currently under review.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2003
Project ID: 1022
Start: Early 2005
Finish: Summer 2006
Last Update: Dec 2004

Vancouver

Vancouver Community College Expansion - King Edward Campus
Vancouver Community College Ph: (604) 443-8319
Vancouver Community College Board wishes to add 685,000 sq ft to the King George Campus through a phased development. Funding has not yet been approved by the Ministry of Advanced Education. This project is very preliminary.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2003
Project ID: 1034
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

1299 Seymour Street Residential Tower
Cressey Seymour Development Ltd. Ph: (604) 683-1256
Proposed 34-storey residential tower with a 4.5-storey townhouse plinth; to preserve and renovate the existing Liberty Building (1295 Seymour St). A development permit application has been submitted and is under review. Architect: Paul Merrick Architects Ltd.

Status: Proposed
Est. Cost ($ million): 55
First Entry: Sep 2003
Project ID: 1019
Start: Early 2005
Finish: Early 2006
Last Update: Dec 2004

Vancouver

East Fraserlands Development
City of Vancouver/ParkLane Homes/WesGroup Income Properties
Ph: (604) 873-7276 (City of Vancouver)
The preliminary plans for this community on the Fraser River in Vancouver include a comprehensive neighbourhood for 9,500 people with a school, childcare facility, indoor recreation space, commercial space, parks and public open space. The 28 ha site is bounded by Marine Dr, Kerr St and Boundary Rd. Developers include ParkLane Homes and WesGroup Income Properties.

Status: Proposed
Est. Cost ($ million): 400
First Entry: Sep 2003
Project ID: 989
Start: Spring 2006
Finish: 2026
Last Update: Mar 2004

Vancouver

Hastings Park Renovation and Casino
Great Canadian Gaming Corp. Ph: (604) 214-7777
Proposed renovation to Hastings Race Course and the addition of a casino with 600 slot machines. A public hearing on the project was held mid-July, and a decision was made by the City on July 21, 2004 to allow the slot machines. Slot machines will be located on the main floor of the racetrack in a 45,000 sq ft area separated from the horse races. Project may also include off-track betting/ teletheatres. Renovations would include building new stables and refurbishing the grandstands.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Sep 2003
Project ID: 1012
Start: Spring 2005
Finish: Fall 2005
Last Update: Dec 2004

Vancouver

Providence Legacy Project
Providence Health Care Ph: (604) 806-8566
Providence Health Care is proposing to renew its facilities in Vancouver by consolidating into a new 2 million sq ft hospital complex. The land for the facility, 17.2 acres of the False Creek Flats area, was purchased in Mar 2004. The consolidation would renew the acute care services of St. Paul's and Mount Saint Joseph hospitals, and allow for the redevelopment of Providence's elder-care facilities at Holy Family and St. Vincent's Heather hospital sites. Detailed site plans are underway, with a final proposal to the province expected in early 2005. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2003
Project ID: 993
Start: ?
Finish: ?
Last Update: Dec 2004

Vancouver

Wal-Mart Shopping Centre
First Pro Shopping Centre Ph: (604) 448-9112
A Wal-Mart store on S.E. Marine Dr at Main St is in the design stage. The proposed Wal-Mart store is 131,400 sq ft and an additional 50,000 sq ft is proposed for other retail and restaurant space. Rezoning is required.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2003
Project ID: 983
Start:
Finish:
Last Update: Dec 2004

Vancouver

1120 West Georgia Tower
Westbank Projects Corp and Peterson Investment Group
Ph: (604) 873-4333 (Architect)
A 57-storey, hotel/live-work apartment tower at Georgia and Thurlow. The 600 ft building design, to be the tallest building in Vancouver, received approval from the Urban Design panel in Jun 2003 and was the subject of a public hearing in Dec 2003. The Urban Design Panel approved the design. Rezoning has been approved. Architect: James K. M. Cheng Architects Inc.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2003
Project ID: 942
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2004

2. Mainland/Southwest

Vancouver

Maritime Museum - False Creek
Vancouver Maritime Museum Ph: (604) 257-8310
The proposed Maritime Museum of approx 75,000 sq ft is to be located in an undetermined site in southeast False Creek (previously planned for Coal Harbour). Currently in the preliminary planning stage, with a number of studies on going. Design is expected to be selected in 2005.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 944
Start: 2008
Finish: 2010
Last Update: Sep 2004

Vancouver

Mount Pleasant Community Centre - 1 Kingsway
Vancouver City Ph: (604) 873-7135
Proposed community centre with gym, track, daycare, library, rental housing and underground parking is to be located at 1 Kingsway (near 7th and Main). Full development permit application, with responses to conditions, is currently under review. Architect: Busby & Associates.

Status: Proposed
Est. Cost ($ million): 26
First Entry: Jun 2003
Project ID: 945
Start: Spring 2005
Finish: Early 2006
Last Update: Dec 2004

Vancouver

Olympic Games - E-COMM -Emergency Services and Communications Facility
VANOC Ph: (604) 408-2010
State-of-the-art facility for coordinating communications and emergency services during the Olympic Games. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 911
Start: May 2008
Finish: May 2009
Last Update: Jun 2004

Vancouver

Olympic Games - Hastings Park
VANOC Ph: (604) 408-2010
Renovations at the Hastings Park Pacific Coliseum for figure skating, short-track speed skating, the Agrodome for figure skating training, and installation of a new temporary facility for short-track speed skating training. Remaining facilities will be used for entertainment and community sport, culture and recreation purposes. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 23
First Entry: Mar 2003
Project ID: 905
Start: Sep 2007
Finish: May 2009
Last Update: Jun 2004

Vancouver

Olympic Games - Hillcrest Park Stadium Park
VANOC Ph: (604) 408-2010
Replacement of the existing Vancouver Curling Club with a new permanent community centre containing 10 to 12 ice sheets, 6,000 temporary spectator seats during the Olympic games, and will be converted after the Olympic games into curling sheets, a hockey arena, gymnasium and community centre. Currently in the design consultation phase.

Status: Proposed
Est. Cost ($ million): 27
First Entry: Mar 2003
Project ID: 904
Start: Jun 2007
Finish: Dec 2008
Last Update: Sep 2004

Vancouver

Olympic Games - University of British Columbia Winter Sport Centre
VANOC Ph: (604) 408-2010
New winter sport centre to replace the existing Thunderbird Sport Centre, to be built for ice hockey competitions and training. Three ice sheets would be built, sized for the competitions, and later for academic and recreation purposes at UBC. Project will be built in two phases, with Phase 1 completeing in Sep 2006 and Phase 2 completing in Dec 2007. An Expression of Interest issued by the UBC Properties Trust closed Sep 29, 2004.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2003
Project ID: 909
Start: Aug 2005
Finish: Dec 2007
Last Update: Dec 2004

Vancouver

Olympic Games - Vancouver Olympic Village
Vancouver City Ph: (604) 408-2010
Development of accommodation facilities for 2,100 athletes and team officials on 6 ha in the False Creek area to include dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Permanent facilities include 56,700 sq m of rental housing and 3,300 sq m of commercial space. Design development process started Spring 2004 and is expected to conclude in Mar 2006. Contract negotiations to conclude in Mar 2007. Phase 1 construction of permanent facilities to be completed by Spring 2007 and final completion by Sep 2009. VANOC is preparing to start regular reporting on venue development.

Status: Proposed
Est. Cost ($ million): 162
First Entry: Mar 2003
Project ID: 912
Start: Spring 2006
Finish: Sep 2009
Last Update: Sep 2004

Vancouver

UBC - Integrated Biodiversity Laboratory
University of British Columbia Ph: (604) 731-3103
Proposed new building of 9,200 sq m to contain research laboratories and specialized processing and research facilities for unique world class specimen collections of plants, fish, insects, vertebrates, fungi and fossils, supporting research into habitat, species and ecosystems. To be located on the site adjacent to the Biological Sciences building. User group is currently developing functional and space programs with a consultant.

Status: Proposed
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 896
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

647 Howe Street Hotel and Residential Complex
Allied Holdings Ltd. Ph: (604) 669-5335
Proposed 50-storey hotel and residential tower to include 29 floors with 204 residential units and a 97-room hotel adjacent to the Hotel Georgia on Howe St. The parking garage adjacent to the Hotel Georgia will be demolished to provide more space for the building. Major seismic upgrading will also be done to the Hotel Georgia. This would be one of the tallest structures in Vancouver at 156 m (511 ft). Architect: Bing Thom Architects.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2002
Project ID: 810
Start: ?
Finish: ?
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Vancouver

The Melville
Amacon Developments Ph: (604) 602-7700
Plans at 550 Bute St are to construct a mixed use development with a 42-storey residential tower (400 ft) containing 256-units, a small boutique hotel of 12-storeys and 60-units, as well as convert the top two floors of an existing 10-storey mixed use/ parkade building from residential to commercial. Also included is a small retail component and public amenity space. Excavation is currently underway. Architect: Hewitt Tan Kwasnicky Architects Inc.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 2002
Project ID: 796
Start: Feb 2005
Finish: Late 2005
Last Update: Dec 2004

Vancouver

955 and 969 Burrard Street - Residential Tower and New YMCA
Concert Properties Ltd. and YMCA Ph: (604) 688-9460
A proposal for replacement of the Downtown YMCA site (955 Burrard St) includes a 44-storey, 300-unit high rise condominium (proposed at the west end of the site, above the YMCA facility), and new 7,432 sq m YMCA facility, with the original heritage building on Burrard being preserved. Associated construction on the First Baptist Church site (969 Burrard St and 1017 to 1045 Nelson St) includes seismic upgrade and/or restoration and designation of the interior, construction of 1,858 sq m (20,000 sq ft) of new affordable rental housing, a 1,858 sq m (20,000 sq ft) community service facility, and a 16,722 sq m (180,000 sq ft) market residential building (24-storeys). Concert Properties purchased this property since the design was presented to City council. A revised plan submitted by Concert Properties was approved by the Urban Design panel. Public hearings will occur in Spring 2005. Architect: Stantec Architecture.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 2001
Project ID: 783
Start: Late 2005
Finish: Spring 2007
Last Update: Dec 2004

Vancouver

Amtrak Rail Improvements
Amtrak Ph: (800) 872-7245
Addition of a second train from Seattle to Vancouver to accommodate passenger demand which will require upgrades to the track and additional sidings on the Canadian portion. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2001
Project ID: 761
Start: ?
Finish: ?
Last Update: Mar 2004

Vancouver

Convention Centre Hotel (Burrard Landing)
Marathon Developments Inc. Ph: (604) 683-1024
800-room hotel proposal linked to, but separate from, the Vancouver Trade and Convention Centre proposal (see separate entry). The 46-storey, 800,000 sq ft hotel at 299 Burrard received rezoning in early 2002. Meeting rooms will be 45,000 sq ft and there will be a 15,000 sq ft ballroom. Hotel would be part of the Burrard Landing area of Coal Harbour. Development permit is under review. Architect: Baker McGarva Hart Inc.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2001
Project ID: 735
Start: Early 2005
Finish: Fall 2007
Last Update: Sep 2004

Vancouver

Main Street Residential Development - Southeast False Creek Neighbourhood
Beedie Development Ph: (604) 637-3321
Proposed 150-unit residential building at Main St and East 1st Ave is part of a mixed-use neighbourhood to include residences for up to 4,000 people. Plans are for an 80 acre site bounded by Wylie St, 2nd Ave, Main St and Terminal Ave. Plans also include a community centre and childcare space. A financial analysis of the project will be released in Jan 2005.

Status: Proposed
Est. Cost ($ million): 35
First Entry: Sep 1999
Project ID: 595
Start: ?
Finish: ?
Last Update: Dec 2004

Vancouver

Bentall V Project - Phase 2
Bentall Development Inc/OMERS Realty Corp Ph: (604) 661-5000
Phase 2 of a 33-storey office and hotel tower of approx 630,000 sq ft, with retail and service amenities at street level and expansion of underground parking capacity at 550 Burrard St. Phase 1 is complete (22-storey office tower with ground floor retail and office space and 7-storeys below grade for a total of 436,000 sq ft, completed late 2002). Phase 2 is the remaining 11-storeys of the tower, 210,000 sq ft, the retail pavilion, and a permanent plaza. Architect: Musson Cattell Mackey Partnership.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 242
Start: Spring 2005
Finish: Late 2006
Last Update: Dec 2004

Vancouver

Woodward's Building Redevelopment
City of Vancouver Ph: (604) 871-6198
Proposed development plan to convert the department store at 101 W. Hastings, previously owned by Woodward's. Total floor area is 656,000 sq ft. Property owned by the Province of BC was sold to the City of Vancouver in Mar 2003. Three bidders were short listed, including a team consisting of Concert Properties and the Holborn Group, a team consisting of Westbank Projects and Peterson Investment Group, and Millennium Properties. Each proposal was required to contain a post-secondary component of either Simon Fraser University's School of Contemporary Arts or Vancouver Community College's design and music programs. Final project bids were submitted Jun 2004 with consultation on the designs beginning in Jul 2004. Westbank Projects/Peterson Investment Group, with Henriquez Partners as the architect, was selected to be the proponent on Sep 29, 2004 at a special Council meeting.
Website: www.city.vancouver.bc.ca/woodwards

Status: Proposed
Est. Cost ($ million): 149
First Entry: Dec 1997
Project ID: 163
Start: Early 2005
Finish: Apr 2007
Last Update: Sep 2004

2. Mainland/Southwest

Vancouver Area

Northeast Sector Rapid Transit
TransLink Ph: (604) 453-4560
An expansion to Greater Vancouver's rapid transit network servicing the northeast area, from Burnaby to Coquitlam, is planned to be in place in the next decade. Financing is approved up to $570 million. Light-rail technology for the project was approved in mid-Oct 2004. Four-car trains will be able to carry approx 200 passengers along a mostly ground level route starting at the Lougheed SkyTrain Station, running north to Port Moody and then east to the Coquitlam Town Centre. Planning will take place in 2005 and contracts will be awarded by mid-2006. Phase 1 of the Northeast Sector (NES) Rapid Transit Alternatives Project, which examines the alternatives for the NES, is completed. Phase 2, the evaluation of rapid transit alternatives study, was presented to the board in Spring 2004. After public consultation, the TransLink board voted to proceed with this project and the RAV Rapid Transit line from Richmond to Vancouver (Project #914). Website: www.translink.bc.ca

Status: Proposed
Est. Cost ($ million): 800
First Entry: Sep 2003
Project ID: 992
Start: 2007
Finish: 2010
Last Update: Dec 2004

Vancouver To Callaghan Valley

Olympic Games - Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 669-8848
Major upgrades to Hwy 99 as part of the 2010 Olympic Bid program of improvements (see separate entry for ongoing improvements). Project involves widening and straightening the highway at various points with three and four lanes, improving sight-lines, adding passing lanes and reducing driving hazards. The project extends 95 km from Nelson Creek canyon in the south to the northern terminus at Function Junction in Whistler. The section near Horseshoe Bay, starting near the Eagleridge exit and finishing near Lions Bay, will be upgraded with a $130 million, four-lane overland route, as opposed to a two-lane tunnel, and is expected to begin construction in Fall 2005 and complete in late 2007. A test project on a 1 km strip north of Horseshoe Bay to shore up large walls, called Mechanically Stabilized Earth (MSE), completed in Summer 2004. Peter Kiewit and Sons Co. has started upgrading a 7 km section between Sunset Beach and Lions Bay. Request for qualifications was issued in May 2004 and three proponent teams were shortlisted to participate in a RFP to design, build, finance and operate the project. The three proponents are: Black Tusk Highway Group, S2S Transportation Group, Sound Highway Development Consortium. RFP was issued in Sep 2004, and the contractor will be selected in Apr 2005. Environmental Assessment Act approval issued in early Jun 2004. Website: www.seatoskyimprovements.ca

Status: Proposed
Est. Cost ($ million): 600
First Entry: Mar 2003
Project ID: 903
Start: May 2005
Finish: Spring 2009
Last Update: Dec 2004

West Vancouver

Water's Edge Residential Development
Millenium Development Corporation Ph: (604) 688-2300
Residential development at 540 to 626 Clyde Ave on the Park Royal Hotel site includes 90-units in a 6-storey building of approx 117,000 sq ft. Architect: Robert A.M. Stern Architects. Rezoning has been approved and demolition has started Website: www.at-watersedge.com

Status: Proposed
Est. Cost ($ million): 23
First Entry: Dec 2003
Project ID: 1029
Start: Early 2005
Finish: Late 2005
Last Update: Dec 2004

West Vancouver

Cypress Mountain Ski Resort Expansion
Cypress Bowl Recreations Ltd. Partnership (CBR) Ph: (604) 926-5612
Cypress Bowl Recreations has received approval for its revised Alpine Ski Area Master Plan. The Plan approves, among other developments, a new base area, additional parking and three additional chairlifts on Mt. Strachan, including a gondola lift accessing a mountaintop restaurant. The proposal seeks the installation of a ski lift and addition of 11 ha of new ski trails on the east face of Black Mountain. The company is also seeking to upgrade the existing ski lifts and to make further improvements to existing ski trails. Some modifications are being made to the master plan to prepare for the 2010 Olympics (funded by the OCOG - see Olympic bid entries). Olympic projects include $11 million for run modifications and spectator facilities for freestyle skiing and snowboarding competitions, plus small snowmaking facilities installation to service the Olympic venues. No plans for new major construction until 2005.

Status: Proposed
Est. Cost ($ million): 70
First Entry: Dec 1997
Project ID: 187
Start: Spring 2005
Finish: 2009
Last Update: Mar 2004

Whistler

Olympic Games - Whistler Creekside Resort Modifications
Intrawest Ph: (604) 669-9777
Run modifications and spectator facilities to accommodate Alpine Downhill, Super-G, and Combined Downhill and Paralympic Alpine events.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Mar 2003
Project ID: 908
Start: Sep 2005
Finish: Nov 2007
Last Update: Jun 2004

Whistler

Olympic Games - Whistler Nordic Centre
Vancouver OCOG Ph: (604) 806-1019
Development of 50 to 100 km of new trails and facilities for biathlon, cross country, Nordic combined, K90 and K120 ski jumps, and Paralympic Nordic events, to be maintained after the Games for public and athlete training use. Plans include three stadiums with a projected capacity of 12,000 in each. Ten firms were invited to submit detailed proposals for design and master planning by the end of Jun 2004, and Sandwell Engineering was chosen in Aug 2004. The project is entering the BC Environmental Assessment Act process.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2003
Project ID: 906
Start: Summer 2005
Finish: Jun 2007
Last Update: Sep 2004

Whistler

Olympic Games - Whistler Sliding Centre
VANOC Ph: (604) 408-2010
New bobsled, skeleton, and luge track to be built at the base of Blackcomb Mountain and converted after the Games for public use and athlete training. Design proposals were evaluated, with the design by Stantec Architecture Ltd being selected in Fall 2004. Currently in the project definition stage, which is expected to complete in Jan 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2003
Project ID: 907
Start: May 2005
Finish: Oct 2007
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Whistler

Olympic Games - Whistler/ Callaghan Valley Olympic Village
VANOC Ph: (604) 408-2010
Development of accommodation facilities for 2,000 athletes and team officials in 554 dwelling units on 23 ha at the Callaghan valley 13 km from Whistler. Project includes dining halls, polyclinics, training facilities, convenience stores and other amenities to support day-to-day living requirements. Approx 300 rooms in the facilities will be wheelchair accessible. The site will include a combination of temporary facilities (e.g. dining hall) and permanent facilities including 37,880 sq m of non-profit rental housing available to Whistler residents and 2,800 sq m of commercial space. After the Olympics, 216 rooms will be dedicated to an athlete training and accommodation centre. Design development process to conclude in Nov 2005. Contract negotiations to conclude in Spring 2006. Public meetings were held Jun 23, 24 and 26, 2004 after which the Cheakamus South site near Function Junction was selected for the Village.

Status: Proposed
Est. Cost ($ million): 95
First Entry: Mar 2003
Project ID: 913
Start: Apr 2006
Finish: Sep 2009
Last Update: Sep 2004

STATUS: ON HOLD

Burnaby

Lake City Court Office Buildings
Tonko Novam Ph: (604) 684-1198
Total of 240,000 sq ft of office space at Lake City Court at 8081 Lougheed Hwy. The first of two low-rise office buildings is completed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 35
First Entry: Jun 1998
Project ID: 419
Start: 2005
Finish: Early 2007
Last Update: Mar 2004

Hope

Cogburn Magnesium
Leader Mining International (Calgary) Ph: (250) 356-7475 (BC Env Assessment Office)
250,000 tonnes/yr quarry to produce magnesium silicate and 120,000 tonnes/yr hydrometallurgical facility to process the ore to magnesium planned for the area near Ruby Creek between Harrison Lake and Hope. Will require secure energy supply of 250 MW.

Status: On hold
Est. Cost ($ million): 200
First Entry: Sep 2002
Project ID: 836
Start: ?
Finish: ?
Last Update: Dec 2004

North Vancouver

Seymour Creek Village
Squamish Nation and Kingswood Capital Corporation
Ph: (604) 892-5166
Proposed 479,200 sq ft of commercial and retail development over 12 ha. One of the big box retail outlets will be 116,000 sq ft. Tentative retailers include Home Depot, Best Buy, Office Depot and Michaels. Project in development stage and has been approved by band council and members. The development will be done in four stages. Architect: Urban Design Group Architects. Project is currently on hold.

Status: On hold
Est. Cost ($ million): 100
First Entry: Mar 2001
Project ID: 723
Start: Fall 2004
Finish: Summer 2006
Last Update: Sep 2004

Pitt Meadows

Swan-e-set Bay Resort
Intrawest Properties Ltd. Ph: (604) 669-9777
Proposed 150-room hotel, 250 single- and multi-family homes, a riverfront park and tennis courts/ equestrian centre on 51 ha in the Pitt Polder area. This project is part of the 360 ha existing resort with two 18-hole golf courses and a clubhouse. Project is on hold.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 99
Start: ?
Finish: ?
Last Update: Sep 2004

Port Mellon

Howe Sound Pulp and Paper Electricity Generation Project
Howe Sound Pulp and Paper Ltd Partnership Ph: (604) 884-5223
Proposed new generation of 511 GWh of electricity at the pulp and paper mill using wood residue. Project was not selected for a BC Hydro power purchase contract in Apr 2003. Project may be redesigned.

Status: On hold
Est. Cost ($ million): 150
First Entry: Dec 2002
Project ID: 855
Start: ?
Finish: ?
Last Update: Mar 2004

Richmond

Sun Tech Hotel/ Commercial Complex
Sun Tech Development Corporation Ph: (604) 214-8833
Proposed multi-use development including a hotel, movie theatres, restaurants, offices and retail stores on an 11 acre site at No. 3 Rd and Sea Island Way. Approx one million sq ft of development is planned. Project will not likely move forward as originally proposed. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 75
First Entry: Sep 1998
Project ID: 469
Start: ?
Finish: ?
Last Update: Sep 2004

Richmond

Richmond Hospital Expansion
Richmond General Hospital Ph: (604) 278-9711
Phases 1 and 2 of expansion completed. $40 million funding requested for proposed Phase 3 replacement of 5-storey north tower. Waiting for approval to proceed with planning. Architect: Wensley Spotowski Architectural Group.

Status: On hold
Est. Cost ($ million): 76
First Entry: Dec 1997
Project ID: 197
Start: Jun 2005
Finish: Late 2006
Last Update: Mar 2004

Surrey

Welcome Home Development
Welcome Home Society Ph: (604) 591-4441 (City of Surrey)
Proposed residence, training centre and furniture outlet to be located at 68th Ave and King George Hwy. Plans may also include a small farm or ranch property. Project is on hold.

Status: On hold
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1151
Start: ?
Finish: ?
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Surrey

Guildford Business Park
Bentall Corporation *Ph: (604) 640-5881 (Owner's Representative)*
Proposed 18 acre business park at 10231 -154th St to include 450,000 sq ft of office space in five buildings. Phase 1: Building B: a 3-storey, 90,120 sq ft office building is at the working drawings stage. Building A: a 3-storey, 108,045 sq ft office building is at the design development stage. Building C: a 3-storey, 90,120 sq ft office building is at the design development stage. Buildings A and C will follow Building B. Architect: Bunting Coady Architects. Project is on hold.

Status: On hold
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 458
Start: ?
Finish: ?
Last Update: Sep 2004

Surrey

Cartier Place Condominium Towers
Guildford Estates Ltd. Ph: (604) 683-6683
Three condominium high-rise structures at 10160-149 St., 14975 -101A Ave, and 14970 -101A Ave. Plans are for 18-, 20- and 22-storeys above-grade. Approx 40,000 sq m total area to be developed in phases. Architect: Lubor Trubka Associates Inc. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 65
First Entry: Dec 1997
Project ID: 123
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

UBC - Earth Sciences Centre
University of British Columbia Ph: (604) 822-2287
Geophysics and Astronomy building is to be replaced to allow expansion (188,500 sq ft) and renewal for Oceanography, Zoology and Botany departments. Project is on hold pending funding. Architect: Busby Bridger & Associates/MBT.

Status: On hold
Est. Cost ($ million): 41
First Entry: Mar 2003
Project ID: 897
Start: ?
Finish: ?
Last Update: Sep 2004

Vancouver

UBC - Museum of Anthropology
University of British Columbia Ph: (604) 822-2287
Expansion and enhancement of facilities for research and teaching. The feasibility study budget and project budget have been approved. Project has nearly completed its Schematic Design and is awaiting the North Campus Neighbourhood Plan approval. The current phasing plan is to continually occupy the Museum. Project is currently on hold. Consultants selected include Arthur Erickson, Stantec Architecture Ltd. and Michael Lundholm.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 2003
Project ID: 895
Start: ?
Finish: ?
Last Update: Dec 2004

Vancouver

False Creek North Hotel
Canadian Metropolitan Properties Ltd. Ph: (604) 682-0777
Proposed 30-storey, 300,000 sq ft hotel at the Plaza of Nations site on False Creek at 750 Pacific Blvd. Hotel would include 457-rooms, restaurants, convention space. Zoning received. Project is on hold. Architect: Architectura.

Status: On hold
Est. Cost ($ million): 60
First Entry: Dec 1997
Project ID: 145
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Abbotsford

Abbotsford Regional Hospital and Cancer Centre
Fraser Health Authority (in partnership) Ph: (604) 557-2952
300-bed, 60,000 sq m hospital and cancer treatment centre at Gladwyn Ave and Marshall Rd, previously known as the Fraser Valley Regional District General Hospital. Access Health Abbotsford was selected as the preferred proponent in this public-private partnership project in July 2004 and the final agreement was signed in early Dec 2004. Architect: Architectura. Website: www.abbotsfordhospitalandcancercentre.ca

Status: Construction started
Est. Cost ($ million): 355
First Entry: Dec 1997
Project ID: 89
Start: Dec 2004
Finish: Dec 2007
Last Update: Dec 2004

Britannia Beach

Britannia Mine Rejuvenation Project
MacDonald Devt Corp/BC Mining Museum/Prov Gov't
Ph: (604) 331-6018
A major mining technology centre, a tourist destination and residential component are included in this project to rejuvenate the site of an historic mining community. A water treatment plant has begun site preparation and a small hydro-electric facility may be rebuilt. Three firms were short-listed to submit a full proposal to design, build and operate the treatment plant, including AMEC Americas Ltd and Ledcor Projects Inc; EPCOR Water Services Inc. and Team; and Terasen Utility Services Inc and Team. Deadline for submissions was extended to Sep 3, 2004, and EPCOR Water Services Inc was selected as the preferred proponent in Fall 2004. An agreement has not yet been signed.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 2003
Project ID: 1048
Start: Spring 2004
Finish: 2010
Last Update: Dec 2004

Burnaby

Acacia Gardens Residential Development
Aragon (MacPherson) Properties Ltd. Ph: (604) 732-6170
169-units of apartments and townhouses to be built in phases at 7370 MacPherson Ave. Phase 1 includes 93-units in three 4-storey buildings. Phase 2 includes 76-units. Additional amenities include a gym and meeting room. Architect: Chris Turcotte Architects. Website: www.acaciahomes.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1210
Start: Aug 2004
Finish: Early 2006
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

Burnaby

Cortina Townhomes and Cityhomes
Palladium Development Corp. Ph: (604) 273-1221
Townhouse and condominium development located at 6880 and 6888 Southpoint Dr. Plans include 81 condos in a 4-storey bldg and 111 townhouses stacked above a parkade, to be built in two phases. Architect: Ramsay Worden Architects. Website: www.cortinahomes.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Dec 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1175

Burnaby

Maplewood Terrace Townhouses
Wanson United Ph: (604) 730-8959
A 2-storey, 64-unit townhouse development located on Stride Ave to be constructed in 2 phases. Phase 1, 28-units, started construction in Summer 2004 and is expected to complete in Apr 2005. Construction start date for Phase 2, the remaining 36-units, is dependent on market conditions. Architect: Fougere Architecture Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Apr 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1223

Burnaby

Strathmore Lane Residential Development
Ledingham McAllister Communities Ltd. Ph: (604) 662-3700
A 4-storey, 65-unit apartment building and 2-storey, 53-unit townhouse are under construction at 3388 and 3379 Morrey Crt. Architect: Neale Staniszkis Doll Adams Architects. Website: www.ledmac.com

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 25 — Finish: Spring 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1211

Burnaby

OMA Residential Towers -One Madison Avenue
Millenium Development Corporation Ph: (604) 688-2300
Two towers, 31-storeys each, containing 313 condominium units and 21 townhouses at Madison Ave and Dawson St. Additional amenities include a roof garden, pool and amenity pavilion. Website: www.omalife.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 80 — Finish: Summer 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1156

Burnaby

Tandem Condominiums
Anthem Properties Ph: (604) 299-5777
A mixed-use development at 4140 Dawson consisting of three towers, of which two are 20-storey condominium towers, containing 20 townhouses and a total of 286-units. The final mixed-use tower, located at 4180 Dawson, will contain 23 townhouses and 118-units in a 17-storey tower. Website: www.tandemliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 50 — Finish: Late 2006
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1110

Burnaby

HighGate Village
Bosa Properties Inc. Ph: (604) 299-1363
Middlegate mall on Kingsway in Burnaby is being replaced with 4 condominium towers and the HighGate Village Plaza which will include a Save-On-Foods, Shoppers Drug Mart, Boardwalk Gaming Centre, bank, police station, Starbucks and other retailers. There will be a total of 893 residential units, including condominiums and some townhomes, as well as park space. The addition of approx 50 slot machines and off-track horse race betting had been proposed, but the application for slot machines was withdrawn Jul 2004. The new mall began construction Summer 2003 and opened in Oct 2004. The first tower, the Arcadia, began construction early 2004 and is expected to complete Aug 2005. The second tower is the West Arcadia, which is under construction and expected to complete Fall 2005. The third building is called Stanford House. The fourth building is the Emerson, a 29-storey, 212-unit residential building, which started construction in Fall 2004 and is expected to complete in Oct 2005. Website: www.highgatevillage.ca

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 90 — Finish: 2007
First Entry: Mar 2004 — Last Update: Dec 2004
Project ID: 981

Burnaby

Metropolis at Metrotown Mall Expansion
Ivanhoe Cambridge Ph: (604) 269-2800
Metrotown mall and Metropolis mall are being merged into a single mall. A main street axis and a 1,300-seat food court are being added to the merged malls. Construction Manager: Ledcor Industries Ltd.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 80 — Finish: Summer 2005
First Entry: Sep 2003 — Last Update: Dec 2004
Project ID: 1013

Burnaby

Simon Fraser University - Technology and Sciences Complex I and II
Simon Fraser University Ph: (604) 291-4743
Two new buildings for the Faculty of Science and Applied Science to include office and laboratory space. The first building will be 8,250 sq m and is currently under construction. Architect for Technology and Sciences Complex I is Stantec Architecture Ltd. The second building is currently in the design and development stage and is expected to begin construction in Summer 2005. Architect for second building is Chernoff Thompson Architects.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 23 — Finish: Late 2006
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 957

Burnaby

UniverCity Highlands - Intergulf Development
Intergulf Ph: (604) 291-3220
8- and 9-storey terraced apartment buildings and 2-storey townhouses named NOVO located on Parcel 4. NOVO consists of 167 residences with a broad mix of units ranging from small studio suites to larger penthouses, and finished construction in Fall 2004. NOVO TWO will be an additional residential development with 175-units. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 40 — Finish: Late 2005
First Entry: Jun 2003 — Last Update: Dec 2004
Project ID: 954

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Burnaby

UniverCity Highlands - Millennium Development
Millenium Development Corporation Ph: (604) 291-3220
Construction of One University Crescent started in Summer 2003 on Parcels 2 and 3. The project includes 2 buildings, stepping up from five storeys to ten, and will have approx 55 condominium suites and 60 residences. Architects: Lawrence Doyle Architect Inc. & Gomberoff Bell Lyon. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Spring 2005
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 953

Burnaby

UniverCity Highlands - Polygon Development
Polygon Homes Ltd. Ph: (604) 291-3220
Within the first phase of UniverCity Highlands, Polygon has started construction on the 'Harmony' community, which includes 180 residences in three 4-storey buildings on Parcel 9. Included in the development are two-level homes along University Cres, and apartments of varying sizes. The first building completed in late 2004, the second building is expected to complete in Mar 2005 and the last one will complete in Apr 2005. Polygon is also developing Aurora, a 10-storey concrete building containing 99-units of condominiums and 4 townhouses to be located on Parcel 10 on University Cres. Plans include a fitness room and meeting room. Construction on Aurora is expected to start in early 2005. Architect for Aurora is Nigel Baldwin Architects. Website: www.univercity.ca

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2003 — Last Update: Dec 2004
Project ID: 955

Burnaby

5600 Thorne Avenue Business Park
Anthem Properties Ph: (604) 689-3040
Business park for industrial and corporate tenants on a 22 acre subdivision site in the Big Bend industrial area. The site has been subdivided, serviced and paved. One warehouse has been completed and another is currently under construction. A third warehouse is expected to start construction early 2005. One site is still available for development.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 28 — Finish: 2008
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 936

Burnaby

Renaissance Towers - Residential High Rises
Embassy Developments Ph: (604) 291-2660 (Architect)
Residential towers, 30- and 32-storeys, at the 4300 block of Lougheed in Burnaby to provide 370 residences. Phase 1, Fresco, is under construction. Phase 2 is called the Mosaic, and will follow Phase 1. Architect: Dikeakos and Cotter Architects. Website: www.RenaissanceTowers.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 884

Burnaby

Simon Fraser University - Technology and Sciences Complex - Module 1
Simon Fraser University Ph: (604) 291-4743
New building of 100,000 sq ft to house the Science and Applied Science classrooms, labs and research support. Project went to tender in Mar 2004 and was awarded to Stuart Olson Constructors.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 23 — Finish: Sep 2005
First Entry: Mar 2003 — Last Update: Jun 2004
Project ID: 931

Burnaby

Byrne Creek Secondary School
Burnaby School District Ph: (604) 664-8441
New secondary school with a capacity of 1,500 students on a 15 acre site. School will be located at 6969 10th Ave and will be complete for the Sep 2005 school year. Plans also include a weight room, track, two gymnasiums and a dance studio. Architect: CJP Architects.

Status: Construction started — Start: Dec 2003
Est. Cost ($ million): 21 — Finish: Aug 2005
First Entry: Sep 2001 — Last Update: Dec 2004
Project ID: 765

Burnaby

Discovery Place Research Park
Discovery Parks Inc. Ph: (604) 734-7275
Technology research centre comprising 11 buildings at 4401 Sanderson Way. Several buildings are completed and 1 development site remains. Site 12, located at the northwest corner of the 80 acre Discovery Place site, at the intersection of Canada Way and Gilmore Way has a 5-storey building proposed when tenants/ purchasers are found. The area located in the southern portion of the site near the intersection of Sanderson Way and Willingdon Ave has been purchased by Electronic Arts (Canada) in order to expand their current facilities. Three projects are currently underway, including an underground parkade to be located under the soccer field, which is expected to be complete in early 2005, a 36,000 sq ft motion capture theatre, which is expected to complete by Jul 2005, and a new studio and underground parkade to be completed by Dec 2005. Website: www.discoveryparks.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 90 — Finish: Fall 2005
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 73

Burnaby

Marquis Grande at Brentwood Village
ONNI developments Ph: (604) 602-7711
28-storey apartment tower with 171-units and twelve 2-storey townhouses containing approx 310,000 sq ft and parking at 4132 Halifax St. Additional amenities include a pool, exercise room, recreation and media lounge, meeting room and guest suite. Architect: Chris Dikeakos Architect Inc. Project was on hold, but has reactivated.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 70

© Ministry of Small Business and Economic Development

Burnaby

City-in-the-Park Towers
Station Hill Park Developments Ph: (604) 733-3100 (Architect)
Residential development at 6837, 6833 and 7368 Station Hill Dr includes seven towers of which five, Savoy, Carlton, Belgravia, and Mayfair (twin towers), are complete. The next tower Villa Jardin (22-storeys, 127,740 sq ft) began construction May 2003 and is nearly complete. The final tower, the 24-storey Belvedere, is in the rezoning process and may start construction in Spring 2005. Architect: Lawrence Doyle Architect Inc.

Status: Construction started — Start: 1997
Est. Cost ($ million): 350 — Finish: Early 2006
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 68

Chilliwack

Garrison Crossing Residential Development
Canada Lands Company Ltd. Ph: (604) 775-7044
Redevelopment of 62 ha on the former Canadian Forces military base to contain 1,100 to 1,500 residential units upon completion. Plans include new and refurbished single-family homes, new 2- and 3-storey townhouses and refurbished row houses. Additional amenities include a water park, the CFB Legacy Trail, and renovations of the community centre. Phase 1 consists of 139 new and refurbished homes and townhouses. Spruceland Homes is the contractor building the new single-family homes and townhouses in Phase 1, and Garrison Estates is renovating the existing housing. Architect: Ankenman Associates Architects Inc. Website: www.garrisoncrossing.ca

Status: Construction started — Start: Spring 2004
Est. Cost ($ million): 200 — Finish: 2012
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1237

Chilliwack

The Village at Sardis Park
2 K Investment Corp. Ph: (604) 793-2906 (Chilliwack City)
Long-term comprehensive development project with many developers involved to include housing, office and commercial space on 50 acres at 6760 Vedder Rd. The site has been approved for 700 units of single, detached houses, townhomes and apartments, plus 150,000 sq ft of commercial space. Phase 1, 31 single-family homes, is under construction. Commercial phases will follow after the residential phases are completed.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 20 — Finish: Summer 2007
First Entry: Sep 2000 — Last Update: Mar 2004
Project ID: 687

Chilliwack

Chilliwack Business Estates
Chilliwack Economic Partners Corp. Ph: (604) 792-9311
Site adjacent to Hwy 1 to be developed in phases over 20 years. Initial phases to include manufacturing, warehousing and distribution, and office buildings. Phase 1 construction, including a $15 million, 75,000 sq ft laboratory and manufacturing centre on a 10.5 acre site, is complete. Soprema Roofing Products has completed construction to expand their storage area, doubling the size of their existing facility. Oak West has completed a 100,000 sq ft furniture manufacturing and multi-tenant facility. Volume Carpets has completed a 5,000 sq ft commercial facility. A-One is currently constructing a building to expand their facilities. Auld Phillips Ltd is currently building a new head office and distribution facility. Westeck Windows Mfg. Inc is relocating their facility into a new building which is currently under construction. Website: www.chilliwackpartners.com

Status: Construction started — Start: Oct 1998
Est. Cost ($ million): 50 — Finish: 2018
First Entry: Sep 1998 — Last Update: Sep 2004
Project ID: 484

Coquitlam

Great Canadian Casino Expansion
Great Canadian Casino Ph: (604) 303-1000
An expansion to the existing Great Canadian Casino facility to include a show lounge, 13,000 sq ft convention centre, as well as 300 additional slot machines. A public hearing on the project was held on Jun 24, 2004. An application for an amendment to the OCP and rezoning have been approved.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 30 — Finish: Spring 2005
First Entry: Sep 2003 — Last Update: Dec 2004
Project ID: 1011

Coquitlam

Silver Springs Neighbourhood Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Development of 650 units in townhouses and 4-storey apartment buildings at 1335 Pinetree Way to be constructed in 3 phases. Amendments to the OCP have been approved. Phase 1 (Trillium): 115-units in two 4-storey buildings is complete and Phase 2 (Whisper Ridge), with 3 and 4 bedroom townhomes, is currently under construction. The latest phase, the Tamarisk apartment building, started construction in Fall 2003.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 40 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Sep 2004
Project ID: 784

Coquitlam

Henderson Civic Centre
Henderson Development (Canada) Ltd. Ph: (604) 689-8898
Two phase development on 8 acres opposite Coquitlam Shopping Centre at 1151 Pinetree Way, Lincoln Ave and 1146 Heffley Cr. Includes a 34-storey, 288-unit residential tower, office building, hotel, and retail component. Phase 1, the retail mall, is complete and Phase 2 is set to begin in Spring 2005. Project Architect: Kirkor Architects & Planners.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 110 — Finish: Spring 2006
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 178

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Delta

Massey Tunnel Seismic Upgrade
BC Ministry of Transportation Ph: (604) 660-0390
Seismic upgrade to the 600 m long Massey Tunnel on Hwy 99 to withstand a 1 in 475 year earthquake of at least a magnitude 7. Project includes concrete reinforcement and river-bottom soil compaction. Seismic design completed Nov 2002. Selected contractor: Kenaidan Contracting.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 22 — Finish: Summer 2006
First Entry: Jun 2001 — Last Update: Sep 2004
Project ID: 750

Langley

Denim Townhouses
Adera Development Corp. Ph: (604) 684-8277
208 townhouses in 2- to 3-storey buildings located at 7179 -201 St and 20033 -70th Ave. Additional amenities include the Polo Clubhouse and a gymnasium.

Status: Construction started — Start: Spring 2003
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1166

Langley

Gateway 200 Business Park
WesGroup Income Properties LP Ph: (604) 632-1727
A business park to accommodate commercial, retail and industrial uses on a build-to-suit basis. It is located on 44 acres on 200th St between 86th and 83rd Ave. Servicing of the 18 sites completed in Jun 2004. Mopac Auto Supply Ltd. began construction of a 40,000 sq ft retail and distribution building in Summer 2004. Website: www.wesgroup.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Mar 2004 — Last Update: Sep 2004
Project ID: 1086

Langley

Convention Centre and Casino - Square One Lands
Langley City Ph: (604) 688-0893 (Architect)
A 25,000 sq ft convention centre with a 75-room hotel and 65,000 sq ft casino on the Square One Lands at the intersection of Fraser Hwy and Glover Rd. Architect: Hewitt Kwasnicky Architects Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 44 — Finish: Early 2005
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 990

Langley

Willowbrook Residential Development
Polygon Homes Ltd. Ph: (604) 877-1131
Three developments on 66th Ave, 68th Ave and 203rd Street. The Amberleigh, a 186-unit townhouse development and the Steeplechase, 88 townhomes, are complete. The third development of 163 townhomes, the Sagebrook, is under construction, as well as the Sage Club, a 5,000 sq ft amenity building which includes a fireplace, fitness room, outdoor pool, whirlpool spa and pool table. Architect: Ramsey Worden Architects.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 25 — Finish: Early 2005
First Entry: Sep 1998 — Last Update: Jun 2004
Project ID: 481

Lions Bay to Squamish

Sea-to-Sky Highway Upgrading
BC Ministry of Transportation Ph: (604) 605-5955
Ongoing upgrades to the Sea-to-Sky Hwy are underway, e.g., 21 km of paving were completed in Summer 2002 and expansion of 7 km from Culliton Creek to Cheakamus Canyon to three lanes and resurfacing completed in late 2004. See the Olympic Bid - Sea-to-Sky Highway Upgrades (separate entry) for new major upgrade proposals.

Status: Construction started — Start: Jun 2001
Est. Cost ($ million): 150 — Finish: Jun 2005
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 182

New Westminster

Murano Lofts Residential Development
Aragon Group Ph: (604) 732-6170
Two 14-storey buildings containing a total of 237-units located at 1500 Keyside Dr. Buildings will be constructed in phases. The first building, which has 85-units, will complete in Spring 2005. The second building, which has 152-units including some townhouses, will complete in Summer 2006. Additional amenities include a fitness room and guest suite. Architect: Chris Dikeakos Architect Inc. Website: www.muranolofts.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1209

New Westminster

News Living Residential Towers
Rykon Group Ph: (604) 535-1923
Two 15-storey concrete residential towers, with 6 townhomes located between them, at 813 and 833 Agnes. The west tower contains 112 units and is expected to complete in Jan 2006. The east tower contains 112 condominium units and 6 townhomes, and is expected to complete in Apr 2006. Additional amenities include a fitness facility and 330 parking stalls. Architect: Robert Ciccozzi Architecture Inc. Website: www.newsliving.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 55 — Finish: Apr 2006
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1187

New Westminster

Border Infrastructure Project - Highways 91A/91
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes $33 million for an upgrade to the Hwy 91A/ Queensborough bridge north interchange, $25 million for a new interchange at Howe St, and $10 million for a new interchange at 72nd Ave. The Queensborough bridge interchange is expected to be tendered by Spring 2005. The project to construct detour lanes for Howe St was awarded to Imperial Paving and is under construction. Construction on Hwy 91 in New Westminster has also started.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 58 — Finish: Late 2007
First Entry: Mar 2003 — Last Update: Dec 2004
Project ID: 916

© Ministry of Small Business and Economic Development

New Westminster

Queensborough Landing Shopping Centre
First Pro Shopping Centres Ph: (604) 448-9112
Development of a 425,000 sq ft shopping centre on Boyd St. Wal-Mart store (132,000 sq ft) opened Nov 2003. Plans also include a Best Buy, Home Outfitters, fashion retailers and 5,000 sq ft of restaurant space.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Mar 2003
Project ID: 876
Start: Apr 2003
Finish: Fall 2005
Last Update: Dec 2004

New Westminster

Rialto Court
Aragon Group Ph: (604) 732-6170
Two residential high rise towers at 1500 Quayside Dr. The first, a 238-unit high rise condominium tower, started construction in Mar 2003. The second tower is also under construction and both are expected to be complete in Mar 2005. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 45
First Entry: Mar 2003
Project ID: 883
Start: Mar 2003
Finish: Mar 2005
Last Update: Dec 2004

New Westminster

Victoria Hill Community
ONNI Developments Ph: (250) 952-8500
A planned community on approx 65 acres on the former Woodlands site, including two 4-storey townhomes, two 16-storey high rises, a 19- and 22-storey high rise and other lower buildings. The development will contain 1,270 residential units and 280 senior residences on McBride Blvd and Carnarvon St. Phase 1 includes a 4-storey condominium low-rise building with 72-units, six 3-storey townhomes, and 19- and 22-storey high rise buildings containing 173-units. 3,500 sq ft of commercial space will be incorporated into one of the high rises. Plans also include 20,000 sq ft of commercial space and two high rise towers. Rezoning has been approved. BC Buildings Corp sold the property to Onni Developments. Development permits have been approved for the low rise and two high rises in Phase 1. Architect: Chris Dikeakos Architect Inc.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Sep 2002
Project ID: 838
Start: Nov 2004
Finish: 2008
Last Update: Dec 2004

New Westminster

Patullo Bridge Rehabilitation
TransLink Ph: (604) 453-4609
General repairs and seismic upgrading of the Patullo Bridge, including $11.6 million on general repairs ($1.6 million of which would be spent in 2002, $9.6 million in 2003 and 2004 on repainting, and $13.3 million on seismic upgrading). Seismic upgrades will not proceed before 2005. Below Deck Coating and Safety Improvements was awarded to Clara Industrial Services Ltd in early 2004 and is underway.

Status: Construction started
Est. Cost ($ million): 34
First Entry: Dec 2001
Project ID: 793
Start: Spring 2004
Finish: Spring 2006
Last Update: Sep 2004

New Westminster

Uptown Condominiums
Appia Developments Ph: (604) 294-2742
Development of a 20-storey, 110-unit condominium building at 615 Hamilton St and 740 and 760 Sixth St. Project also includes 4,400 sq ft of commercial space. Architect: Dikeakos and Cotter Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2001
Project ID: 782
Start: Summer 2003
Finish: Early 2005
Last Update: Dec 2004

New Westminster

Port Royal Planned Community
Aragon Development Corp. Ph: (604) 732-6170
Planned village for 3,000 residents on the eastern section of Lulu Island on a 65 acre parcel which was formerly the site of a sawmill, box plant and foundry. Two parcels are under construction. Remaining 50 acres to include up to 200 homes, 200 townhomes, 400 condominiums, parks and trails. This will be a phased development over 6 to 7 years. Construction will be starting on Phase 1A, 91 single-family homes, and Phase 1B, 50 townhouses and apartments, in Spring 2005. A development permit has been approved for Phase 1B, and approvals are being sought for Phase 1A. Architect: Ramsay Worden Architects Ltd.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 1997
Project ID: 93
Start: 1997
Finish: Late 2005
Last Update: Dec 2004

North Vancouver

Harbourside Business Park
Concert Properties Ltd. Ph: (604) 688-9460
Project includes an auto mall of 13 tenants, a light-industrial business park, and a hotel and shopping area on 27 ha of waterfront land that was formerly occupied by Fullerton sawmill. Phase 1, two buildings of approx 35,000 sq ft, are completed (Van Electric Box and Suntech Optics). Phase 2, a hotel, retail development and marina, are to be developed in the future. A private high school (Bodwell International High School) was completed in Sep 2003 with approx 63,000 sq ft for 350 students, a cafeteria, library, gym, dormitories, labs, swimming pool and multi-media rooms. A number of industrial buildings are currently under construction.

Status: Construction started
Est. Cost ($ million): 110
First Entry: Jun 1998
Project ID: 422
Start: Spring 2000
Finish: Late 2005
Last Update: Sep 2004

North Vancouver

Seymour Falls Dam Seismic Upgrade
Greater Vancouver Regional District Ph: (604) 436-6945
Seismic upgrade of the Seymour Falls dam has completed detailed design. Project was tendered Dec 16, 2003 and awarded to Peter Kiewit and Sons Construction. Construction is underway.

Status: Construction started
Est. Cost ($ million): 18
First Entry: Jun 1998
Project ID: 437
Start: Mar 2004
Finish: Summer 2006
Last Update: Jun 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

North Vancouver

The Pier (Versatile Shipyards) - Mixed Use Development
Pinnacle International Ph: (604) 988-1688
Located east of Lonsdale, 14 individual development parcels include approx 1.16 million sq ft of residential, commercial (office, retail, hotel, conference facility) and institutional uses. Development permits were issued for Parcel 1 - 64,600 sq ft of commercial space, Parcel 2 - residential above commercial building for a total of 142,625 sq ft, and Parcel 4 - a 181,700 sq ft residential high-rise, in Fall 2004. Parcels 1 and 2 will be the first parcels built and excavation permits were issued for both in late 2004. Phase 1 amenities completed construction in late 2004. A change in the Official Community Plan was approved for Parcel 3, a 10-storey residential high rise, and a rezoning and development permit application are currently under review. A development permit has been processed for Parcel 5, which includes a hotel with 110-rooms, a 10,000 sq ft conference facility, public amenities and a pool. Parcels 7 and 8 (both commercial heritage buildings) have been prepared to convert them to commercial space, which may proceed in 2005. Parcel 9 contains a heritage building, called The Machine Shop, and will be gifted to the City of North Vancouver for potential development as a museum and sub-sea centre. Parcel 10 will be 25,825 commercial sq ft in a heritage building. Parcels 11 and 12 will be 315,525 sq ft of residential and live-work units. Parcel 13 will be 4,000 sq ft of commercial space. Also see the Lower Lonsdale and Foot of Lonsdale projects.

Status: Construction started
Est. Cost ($ million): 400
First Entry: Jun 1998
Project ID: 438
Start: Spring 2004
Finish: 2012
Last Update: Dec 2004

North Vancouver

Lower Lonsdale Development Plan
North Vancouver City Ph: (604) 985-7761
Six-block development area comprised of 15 development sites (owned mostly by the City of North Vancouver) to include 1,600 dwellings in several buildings, a grocery store, retail outlets and a community centre. Site is bounded by Third St, St. George's Ave, Chesterfield Ave and Esplanade. Under construction on Site 2 is a 12-storey, 117-unit residential building named One Park Lane by the Millennium Group, which is expected to complete in early 2005. Site 3A, at 151 W. 2nd, has been sold to Seagate Properties Ltd. which started construction in Summer 2004 on Sky, a 20-storey high rise with adjacent townhomes. On Site 4, West View Homes, a 12-storey high-rise apartment building, is complete. Fairmount Pacific are the developers of Sites 5A and 5B. On Site 5, construction of TIME, two 120 ft towers with a total of 268 apartment units with some townhouses on 1st St, completed in Summer 2004. TIME also included a Shoppers Drug Mart and IGA grocery store. Architect for Sites 5A and 5B is D. Buttjes. Also on Site 5 is a 34,000 sq ft multi-purpose community centre, with facilities for seniors and youth, which completed in July 2004. On Site 6, a 4-storey wood frame apartment building, is complete. The City will be marketing its lands over the next 5 to 10 years. Development plans for the area east of Lonsdale (Sites 9, 10, 11 and 12), consisting of 20.8 ha, were finalized in Fall 2004 and include residential towers and a waterfront area.

Status: Construction started
Est. Cost ($ million): 140
First Entry: Mar 1998
Project ID: 355
Start: Summer 1999
Finish: 2010
Last Update: Dec 2004

North Vancouver

GVRD Capilano and Seymour Water Filtration Plant
Greater Vancouver Regional District Ph: (604) 432-6341
The largest water filtration plant in Canada, for the Seymour source, has started construction. A conventional design-build project includes an 1,800 mL/day filtration plant, twin tunnels, 7.5 km long, 18,000 hp pumping station and a 2 MW energy recovery facility, to be operational by 2007. The detailed design of the energy recovery project was awarded to Knight Piesold Consulting. Site clearing started in Sep 2003, the pumping station started construction in Jan 2004, the filtration plant began construction in Mar 2004 and tunnelling will begin in Spring 2005. Project management services awarded to Liaicon and Associates Inc.

Status: Construction started
Est. Cost ($ million): 250
First Entry: Sep 1997
Project ID: 83
Start: Sep 2003
Finish: Summer 2007
Last Update: Jun 2004

Pemberton

The Plateau Residential Development
Windridge Properties Ltd. Ph: (604) 940-8470
Residential development includes 56 single-family homes and a 29-unit, 3-storey townhouse project, named Pemberton Plateau, located at 7360 Pemberton Farm Rd East. Fifty of the single-family homes are complete and construction on the townhouses is well underway. Architect: Gomberoff Bell Lyon Architects Group Inc. Website: www.thepembertonplateau.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1226
Start: 1999
Finish: Spring 2005
Last Update: Dec 2004

Pitt Meadows

CP Business Park
Canadian Pacific Ph: (604) 465-5454 (Pitt Meadows)
100 acre business park on the former CP Rail land to be built in 2 to 3 phases. Phase 1 is a 250,000 sq ft Western Grocers distribution centre which is under construction.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 2002
Project ID: 829
Start: Oct 2003
Finish: 2008
Last Update: Jun 2004

Pitt Meadows

Meadowtown Centre
ONNI Group of Companies Ph: (604) 602-7711
41 acre retail commercial development consisting of two phases in 19800 block of Lougheed Hwy. Phase 1: 450,000 sq ft is complete. Phase 2: 70,000 sq ft is under construction. Real Canadian Superstore began construction in early 2004 and a Cineplex Odeon theatre, containing 10 theatres and a food court, are also under construction.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2001
Project ID: 741
Start: Jan 2003
Finish: Sep 2005
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Pitt Meadows

Sawyer's Landing
Mosaic Homes Ltd. Ph: (604) 685-3888
Development of 420 single- and multi-family homes on the Fraser River at Bonson Rd and Fraser Industrial Way. Plans include 30,000 sq ft of commercial development, a heritage-style main street and a 23 acre waterfront park.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1999
Project ID: 628
Start: Summer 2004
Finish: Late 2005
Last Update: Sep 2004

Port Moody

Heritage Woods Community Development
ParkLane Homes Ph: (604) 648-1800
A 300 acre development consisting of townhouses, duplexes and single-family homes to provide approx 1,500 residential units. Echo Ridge is a 66-unit, 2-storey with basement duplex development which started construction in early 2004. Construction is expected to complete in Nov 2005. Quest townhouses is a 3-storey, 130-unit townhouse development located at 2200 Panorama Dr. Construction started in Summer 2004 and is expected to complete in Jun 2005. Architect for Quest is Rositch Hemphill Architects. Creekside is a 43-unit, 2-storey with basement single-family home development which started construction in Fall 2004. Forest Edge is a 49-unit, 2-storey with basement single-family home development. The Estates is a 17-unit single-family home development which is under construction and nearly complete. Stoneridge is a 55-unit single-family development which is also underway.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1163
Start: Early 2004
Finish: Spring 2006
Last Update: Dec 2004

Port Moody

Klahanie Residential Development
Polygon Homes Ltd Ph: (604) 877-1131
Proposed 1,025-unit development on 27 acres including townhomes, apartments, concrete high rises, as well as commercial and recreational facilities near Rocky Point recreation area. Project will be completed in phases. Concept design has been approved. Construction is underway on Phase 1, Inglenook, which are low rise condominiums. Phase 2, Indigo, is townhouses and Phase 3, Salal, contains condominiums in a 4-storey building.

Status: Construction started
Est. Cost ($ million): 225
First Entry: Mar 2003
Project ID: 385
Start: Fall 2004
Finish: 2010
Last Update: Dec 2004

Port Moody

NewPort Village
Bosa Development Corp. Ph: (604) 685-2428 (Architect)
Major residential, office and retail development totalling 1.2 million sq ft to proceed in phases at three locations on Ungless, Guildford and Ioco Rd. Phases 1 to 5, the Elgin, Burrard Low-Rise, McNair, Caledonia, and Belcarra (75-unit low-rise wood-frame building, completed in Mar 2003), are complete. The Sinclair, a 143-unit high-rise, completed in Summer 2004. Phase 7, the Sentinel, is a tower located at 290 Newport and began construction in Spring 2004. Phase 8, the Bentley, will follow Phase 7. Architect: Perkins & Co. Architecture & Urban Design.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 188
Start: 1995
Finish: Summer 2006
Last Update: Sep 2004

Port Moody

Suter Brook Development
ONNI Developments Ph: (604) 602-7711
Development on a 22 acre site containing 1,000 dwellings in 13 low rises and 3 high rises, the largest of which would be 20-storeys, for a total of about 1,000,000 sq ft and 3,300 sq m of office space at Ioco Rd and Murray St. Additional amenities include a fitness room, lounge, entertainment room and guest suite. Project is undergoing changes. Phase 1, which includes a 4-storey condominium building, is under construction. Future phases may include mixed use, high rise towers and a hotel. Architect: Graham F. Crockhart Architect Inc. Website: www.onni.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 1997
Project ID: 105
Start: Spring 2004
Finish: 2009
Last Update: Jun 2004

Richmond

Heather Greene and Granville Greene Townhouses
Adera Group of Companies Ph: (604) 684-8277
Townhouse development located at 7533 Heather St. Heather Greene consists of 55-units of 3-storey townhouses. Granville Greene consists of 31-units of 3-storey townhouses.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1247
Start: Summer 2004
Finish: Spring 2005
Last Update: Dec 2004

Richmond

Lions Park Apartments
Polygon Homes Ph: (604) 877-1131
Residential development on Garden City Rd to be constructed in three phases. Phase 1, which contains 113-units in a 4-storey building, completed in Spring 2004. Phase 2, which contains 116-units in a 4-storey building, started construction in Spring 2004 and is expected to complete in Mar 2005. The start date for Phase 3 has not yet been determined. Additional amenities include an outdoor pool and spa area.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1272
Start: Spring 2003
Finish: Summer 2006
Last Update: Dec 2004

Richmond

Seasons Condominiums
Polygon Homes Ph: (604) 514-9852
Three 16-storey condominium towers located on Kwantlen St. Tower 1 contains 95-units, Tower 2 contains 94-units, and Tower 3 includes 100-units. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1275
Start: Fall 2004
Finish: 2007
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Richmond

ModaLink Terminal Expansion Phase 2
ModaLink Ph: (604) 926-8631
The second phase (Phase 1 was completed in Feb 2004) expansion of the container handling yard will add another 250,000 sq ft warehouse, expand the existing 85 acre terminal yard by 13 acres, and expand the rail line between the warehouses. Project will be built on a build-to-suit basis.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2004
Project ID: 1112
Start: Fall 2004
Finish: Spring 2006
Last Update: Dec 2004

Richmond

Riverport Residential Development
Legacy Park Lands Ltd. Ph: (604) 241-0700
Development includes 185 condo units, 55 rental apartments and a dormitory building, for a total of 4 buildings, on the Fraser River next to the Riverport sports and entertainment complex. Amenities include a marina, waterfront plazas and public recreational walkways. Architect: Hotson Bakker Architects.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Dec 2003
Project ID: 1031
Start: Summer 2004
Finish: 2006
Last Update: Sep 2004

Richmond

Springbrook Estates at the Hamptons Townhouse Development
Cressey Development Corp. Ph: (604) 895-0437
Development of 97 townhouse units to be constructed in three phases at 6300 Birch St, which completed in Aug 2004, 9760 Ferndale Rd and 9771 Alberta Rd (DP 02-221259). Architect: Raymond Letkeman Architect Inc. Website: www.springbrookestates.com

Status: Construction started
Est. Cost ($ million):
First Entry: Jun 2003
Project ID: 952
Start: Aug 2003
Finish: Jun 2006
Last Update: Sep 2004

Richmond

North Fraser Marine Terminal
North Fraser Port Authority/TransLink Ph: (604) 273-1866
Terminal to service barge traffic on the North arm of the Fraser River at the site of the former Canfor Eburne sawmill on 18 ha near the Arthur Laing bridge. Warehouses (200,000 sq ft) and storage facilities are being developed. Design and development by North Fraser Terminals Inc.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 866
Start: Summer 2004
Finish: Late 2005
Last Update: Sep 2004

Richmond

River Rock Casino Resort
Great Canadian Casino Co. Ph: (604) 276-4000 (Richmond City)
Conversion of the vacant Bridgepoint market into a 70,000 sq ft casino with approx 950 slot machines and 78 gambling tables, a hotel and other entertainment facilities. Included will be two towers containing a 225-suite hotel, 1,000-seat theatre and conference centre, retail and restaurant complex, spa, and a marina. The first phase is the casino, which opened in late Jun 2004. The hotel and theatre and conference centre are expected to complete in Spring 2005.

Status: Construction started
Est. Cost ($ million): 150
First Entry: Mar 2003
Project ID: 877
Start: Summer 2003
Finish: Spring 2005
Last Update: Dec 2004

Richmond

Imperial Landing
ONNI Developments Ph: (604) 602-7711
Development at 4320 Moncton St includes retail space (approx 30 to 50,000 sq ft), industrial space (approx 24,000 sq ft), office space (approx 45,000 to 55,000 sq ft) and 700-units in a mix of townhomes, condominiums and single-family homes on approx 21 ha. The waterfront park and boardwalk were completed Mar 2003. Riverfront townhouses and single-family homes are under construction. Construction of The Village, 225 condominium units and twelve 2-storey homes, began in Spring 2004 and is expected to complete in Feb 2005. Architect for The Village is Killic Metz bowen Rose Architect. Approval was given in 2003 to convert the old BC Packers office building to new use as a private school (Steveston Academy), however, the project is seeking financing. A fourth area, the Maritime mixed-use area by the water, is currently under review for permitting.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Sep 2001
Project ID: 769
Start: Sep 2002
Finish: Late 2005
Last Update: Jun 2004

Richmond

Riverside Business Park
Opus Building Canada Inc. Ph: (604) 948-0023
20 acre industrial site at Riverside Way, Featherstone Way, Hwy 99 and Steveston Hwy. Includes a 138,000 sq ft self-storage building. Opus completed the 23,000 sq ft Today Trading facility. Arkon Technologies completed a 26,000 sq ft research and development facility. A 70,000 sq ft, multi-tenant building is complete. Nathan Allen Glass has completed their office and manufacturing facility. KNP Headwear completed construction of a 25,000 sq ft building in Spring 2004, on lot 15. Opus completed the Grand Ballroom, a 14,500 sq ft building, in Sep 2004. Canadian Phytopharmaceuticals has started construction on a building which is expected to complete in early 2005. The remaining two lots can accommodate 20,000 sq ft to 140,000 sq ft and will be developed when leased.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 707
Start: Aug 2002
Finish: 2007
Last Update: Sep 2004

Richmond

Vancouver International Airport Expansion
Vancouver Airport Authority Ph: (604) 276-1447
Expansion plans include adding nine gates to the new international terminal, widening taxiways and other improvements over the next decade to handle an additional 15 million passengers/year. Phase 1: Construction of the first building of west chevron started late 2004. Phase 2: Expansion of west chevron to include second building, to follow construction of Phase 1. Screening Project (security project), a $100 million project to include renovations and purchase of new high technology, is under construction and expected to complete Summer 2005. A $24 million upgrade of the Domestick Terminal's A Pier was completed in Jun 2004. A $30 million upgrade to the south airfield began construction in Jun 2004 and is now complete. Plans also include $300 million toward construction of the RAV Line at the airport, and a $75 million Link building.

Status: Construction started
Est. Cost ($ million): 1775
First Entry: Jun 1999
Project ID: 578
Start: Apr 2000
Finish: 2010
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Richmond

Aberdeen Mall Expansion and Hotel
Fairchild Property Group Ph: (604) 270-7287
New mall at Cambie Rd and Hazelbridge Way which contains 3-storeys and approx 380,000 sq ft with more than 400 shops and an additional 2,220 parking spaces. The mall and parkade are complete. Development permit has been approved for a 114-unit condominium building. Rezoning is being pursued. Architect: Bing Thom Architects Inc.

Status: Construction started — Start: Fall 2002
Est. Cost ($ million): 135 — Finish: 2006
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 115

Richmond

Hamptons Park Residential Development
Cressey Development Corp. Ph: (604) 683-1256
450,000 sq ft of development on five sites. Development of four structures containing 410 apartment units located at 6260 and 6340 Garden City Rd. Phase 1 (The Hamptons: 97 condominium units and 2 townhomes) located at 6388 Alder St, are complete. Phases 3 (30-units) and 4 (19-units): located at 6300 Alder St completed in Apr 2002. The Katsura and Sequoia residential towers are nearly complete. The Magnolia, a 16-storey, 110-unit building, began construction in Summer 2004. The 18-storey Casuarina is the final tower and started construction in Fall 2004. Website: www.hamptonspark.com

Status: Construction started — Start: Summer 1999
Est. Cost ($ million): 50 — Finish: Late 2005
First Entry: Sep 1997 — Last Update: Dec 2004
Project ID: 110

Squamish

The Spectacle at Highland Village
Westmana Development Corp. Ph: (604) 687-7066
Development plans include 72 condominiums in a 4-storey building located at 40437 Tantalus Rd. Plans also include 18,500 sq ft of commercial space on the bottom floor, as well as a fitness centre, games room and a 3,000 sq ft roof garden. The contractor is Ventana Construction. Architect: Studio One Architecture. Website: www.SpectacleHomes.com

Status: Construction started — Start: Jul 2004
Est. Cost ($ million): 20 — Finish: Oct 2005
First Entry: Sep 2004 — Last Update: Sep 2004
Project ID: 1186

Squamish

Upper Mamquam Hydroelectric Project
Canadian Hydro Developers Ph: (403) 269-9379
Run-of-river electricity project on the Mamquam River to produce 25 MW of electricity.

Status: Construction started — Start: Nov 2003
Est. Cost ($ million): 35 — Finish: Spring 2005
First Entry: Dec 2000 — Last Update: Jun 2004
Project ID: 712

Squamish

Sea-to-Sky University at Squamish
Howe Sound Education Foundation Ph: (604) 878-6320
Undergraduate university on 285 acre site near the Garibaldi Highlands. Campus includes academic buildings, student and faculty housing, and cultural, recreational and commercial facilities. Main construction on the $3.5 million, 197 m bridge over the Mashiter Creek which connects the university to Garibaldi Highlands (awarded to Coquitlam Ridge Construction Ltd.) completed in early Dec 2004, with final decking to be finished in Spring 2005. Campus construction will begin in early 2005 and be complete in time for a Sep 2006 opening. Plans include 960-units of market housing. Phase 1 of the market-housing could include 135 single- and semi-detached lots and multi-family parcels - First Cambridge Capital Inc. will develop and own the first parcel of 19 ha. Architects: Hotson Bakker Architects/Ramsay Worden Architects.

Status: Construction started — Start: Mar 2004
Est. Cost ($ million): 150 — Finish: 2008
First Entry: Sep 2000 — Last Update: Dec 2004
Project ID: 694

Squamish

Garibaldi Springs Golf & Country Club
Newport Ridge Golf Ltd. Ph: (604) 925-8928
A golf course, clubhouse and 140-unit hotel plus 106 townhouse units and 15,000 sq ft of commercial space. Phase 1, 46 townhouses, began construction Jun 2003 and completed in Jun 2004. Phase 2, 60 townhouses, began construction in May 2004. The 18-hole golf course was completed and open in July 2004. Negotiations for a partnership to develop the hotel is complete and construction is to begin by early 2005 for completion later the same year.

Status: Construction started — Start: Jun 2003
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 122

Surrey

Bacara Townhouses
Bogner Developments Ph: (604) 278-3378
96-unit, 3-storey townhouse development to be located at 18850 72nd Ave. Architect: Rositch Hemphill Architects.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 20 — Finish: Summer 2006
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1257

Surrey

Panorama Place Residential Development
Polygon Homes Ph: (604) 877-1131
Townhouse development located at 152nd and 64th Ave. Brooklands contains 259-units of 3-storey townhouses, Gillis Walk contains 57 senior's-oriented, 2-storey townhouses, and Uplands contains 124-units of 3-storey townhouses. Additional amenities include the 10,000 sq ft Panorama Club, which contains a spa, outdoor pool, fitness studio, billiards lounge, library, floor hockey arena, and 2 guest suites. Architect: Gomberoff Bell Lyon Architects Group Inc.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 55 — Finish: Late 2007
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1274

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Surrey

Solay Townhouses
Adera Development Corp. Ph: (604) 684-8277
3-storey townhouses containing 175 units located at 15168 - 36th Ave. Additional amenities include a 2-storey recreation centre, outdoor pool, and fitness centre.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1167
Start: Feb 2004
Finish: Sep 2005
Last Update: Sep 2004

Surrey

Terrane Townhouses
Lakewood Group Developments Ltd. Ph: (604) 590-8444
Townhouse development at Scott Road and 68th Ave, 191 units in 4-storey buildings. Additional amenities include an amenity building of 5,000 sq ft. Website: www.lakewood.ca

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2004
Project ID: 1215
Start: Summer 2003
Finish: Spring 2006
Last Update: Sep 2004

Surrey

Fraser River Port Expansion
Fraser Surrey Docks Ltd./Fraser Port/IDC Distribution Services Ltd. Ph: (604) 524-6655
Upgrade and expansion to the Fraser Surrey Docks. Phase 1 will see capacity increased to 415,000 TEUs, to be completed by Summer 2005 and includes purchasing two new gantry cranes, for a total of five. Phase 2 will proceed if container demand continues to grow, and will see capacity increase to 600,000 TEUs. The construction of an intermodal yard is planned, with site preparation currently underway. Finish date is for Phase 1. Website: www.fraserportauthority.com

Status: Construction started
Est. Cost ($ million): 190
First Entry: Jun 2004
Project ID: 1107
Start: Summer 2004
Finish: Summer 2005
Last Update: Sep 2004

Surrey

Simon Fraser University - Surrey Campus
Simon Fraser University Ph: (604) 291-3394
New SFU campus is being built in Surrey by outfitting and occupying a 20-storey office tower (Central City building), which was previously meant to house ICBC and the Technical University of BC. Project will be completed in phases. Phase 1A, outfitting two floors, finished construction in Aug 2004. Phase 1B, which consists of 125,000 net sq ft including the podium, galleria and mezzanine (which consists of the library, bookstore, theatre and some classrooms), is in the design and development stage and will go to tender in Spring 2005. Phase 2, which consists of constructing office, classroom and lab space on the fourth and fifth floor of the galleria (approx 40,000 sq ft), is in the programming stage.

Status: Construction started
Est. Cost ($ million): 70
First Entry: Jun 2004
Project ID: 1109
Start: Spring 2004
Finish: Sep 2007
Last Update: Sep 2004

Surrey

Access Lofts and Condos (100 - 10866 City Parkway)
Intracorp Developments Ph: (604) 801-7000
A four phase 265-unit condominium project. The buildings are 5-storeys high, with the 5th storey providing a loft component for units on the 4th floor. Phase 1 and 2 are completed. Phase 3, which has 91 units, and Phase 4 are currently under construction. Architect: W.M. Moroz. Website: www.accessliving.ca

Status: Construction started
Est. Cost ($ million): 35
First Entry: Mar 2004
Project ID: 1058
Start: 2000
Finish: Summer 2006
Last Update: Sep 2004

Surrey

Fraser Downs Casino and Entertainment Complex
Orangeville Raceways Ph: (604) 591-4441 (City of Surrey)
Slots casino and entertainment complex at the Fraser Downs harness racetrack in Cloverdale. 400 slot machines have been installed into a temporary facility while the new facility is being built.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 943
Start: Spring 2004
Finish: Apr 2005
Last Update: Dec 2004

Surrey

Sussex House Condominiums
Rykon Group Ph: (604) 535-1923
Four concrete mid-rise towers in White Rock will include 148 homes at 15076 North Bluff Rd. The first building containing 38-units was completed in early 2004, and the second tower containing 28-units completed in Summer 2004. The third tower, 28-units, and the fourth tower, 60-units, are currently under construction. Architect: Robert Ciccozzi Architecture Inc.. Website: www.sussexhousewhiterock.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2003
Project ID: 966
Start: Jun 2003
Finish: Fall 2005
Last Update: Sep 2004

Surrey

Elim Village Seniors Housing Development
Elim Housing Society Ph: (604) 930-2475
Ten structures to include 350 independent-living units and 150 assisted-care units in duplexes and apartments on a 28 acre site in the 9000 block of 160th St. First phase: 14 duplexes and a 42-unit apartment building completed. 18 duplexes and 2 apartment buildings (49- and 42-units) are complete. 22 townhomes completed in Jul 2003. A 110-unit assisted living complex began construction in Jun 2004. Two independent living buildings, of 45- and 25-units, will begin construction in Spring 2005. Additional phases will be developed over the next 4 years. Architect: OCA Architects.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Jun 1999
Project ID: 567
Start: Sep 2000
Finish: 2007
Last Update: Dec 2004

Surrey

104 Avenue Centre
Donald Pitt Ph: (604) 736-4847 (Construction Manager)
6 ha site, 253,000 sq ft commercial development at 104th Ave between 140th and 144th Streets was started as a shopping mall (known as the Asian Centre) but placed on hold in 1999. It is now being redeveloped by a new owner partly as office space.

Status: Construction started
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 128
Start: Late 2003
Finish: Late 2005
Last Update: Jun 2004

Surrey

Guildford Park Place
Henderson Developments (Canada) Ltd. Ph: (604) 689-8898
Residential development to be constructed in phases. Phase 1, the Stanley, is complete. Construction is underway on Phase 2, Chatsworth Gardens Condominiums, which consists of ten 4-storey structures totaling 152,000 sq ft, and will complete Spring 2005. Phase 3 is four 15-storey structures totaling 187,000 sq ft. The timeline has yet to be determined for Phase 3. Additional amenities include fitness facilities, an outdoor pool and putting green. Architect: Kirkor Architects & Planners.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 199
Start: Spring 2003
Finish: Late 2005
Last Update: Sep 2004

Vancouver

Cooper's Quay Residential Development
Concord Pacific Ph: (604) 681-8882
Residential development on False Creeks North Shore to include 600 residential units east from Cambie Bridge to BC Place. Plans include a mixture of 5 low and high rise buildings to contain condominiums, townhouses and lofts. Phase 1, Coopers Lookout, is a 221-unit condominium and townhouse project which is currently under construction. Architect is Hancock Bruckner Eng & Wright. Additional amenities include the 14,000 sq ft Esprit City Club which will include a recreation centre, bowling alley, 60 ft lap pool, video theatre, fitness centre, and yoga-Pilates studio. Project is expected to create 1,700 person years of employment. Website: www.cooperslookout.com

Status: Construction started
Est. Cost ($ million): 500
First Entry: Dec 2004
Project ID: 1276
Start: Nov 2004
Finish: Fall 2007
Last Update: Dec 2004

Vancouver

Marguerite House at Quilchena Park
Polygon Homes Ph: (604) 877-1131
Condominium development located near 33rd and Arbutus being constructed in two phases. Phase 1, a 7-storey concrete building containing 120-units, is complete. Phase 2, a 7-storey concrete building containing 92-units, is under construction. Architect: Nigel Baldwin Architects. Website: www.polyhomes.com/marguerite/marguerite.htm

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1271
Start: Spring 2002
Finish: Mar 2005
Last Update: Dec 2004

Vancouver

SFU - Segal Graduate School of Business
Simon Fraser University Ph: (604)
Development in the former Bank of Montreal heritage building at Granville and Pender to accommodate the Graduate School of Business, allowing the business program to increase enrolment by 15%. Plans for the 5-storey, 60,000 sq ft building include constructing meetings rooms, a teleconferencing room, lounges, galleries and a new mezzanine level, as well as retaining the heritage architecture. Architect: Paul Merrick Architects Ltd.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1266
Start: Early 2004
Finish: Jun 2005
Last Update: Dec 2004

Vancouver

Montreux Artist Residences
Bastion Development Corp. Ph: (604) 731-3500
89-unit, 9-storey condominium development and 11 commercial spaces, located at 2055 Yukon. Architect: Hancock Bruckner Eng & Wright. Website: www.montreux.living.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1216
Start: Summer 2004
Finish: Nov 2005
Last Update: Sep 2004

Vancouver

Qube Condominiums
Anthem Properties Ph: (604) 689-3040
Renovation of an existing building at 1333 W. Georgia St to include 180 condominiums in a 15-storey building. The lobby occupies the first three storeys, and the condos are on the twelve storeys above. Architect: Musson Cattell Mackey Partnership. Website: www.qubeliving.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1180
Start: Nov 2004
Finish: Summer 2005
Last Update: Dec 2004

Vancouver

UNO Residential and Commercial Development
Intracorp Developments Ph: (604) 801-7000
An 11-storey apartment building with 110-units and 3-storey townhouses at the corner of 11th and Kingsway. Plans also include 7,000 sq ft of retail space occupied by an Oni One store. Architect: Busby & Associates. Website: www.unoliving.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1165
Start: Summer 2004
Finish: Fall 2005
Last Update: Sep 2004

Vancouver

Freesia Condominium Development
Magellen Developments (20/20) Inc. Ph: (604) 228-2020
Development of a 19-storey (132,000 sq ft), 185-unit concrete condominium building located at 1082 Seymour. Architect: Lawrence Doyle Architects. Website: www.freesialiving.com

Status: Construction started
Est. Cost ($ million): 52
First Entry: Jun 2004
Project ID: 1147
Start: Jun 2004
Finish: Summer 2006
Last Update: Jun 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Vancouver

Grosvenor Retail and Residential Development - 485 West Eight Avenue
Grosvenor Canada Ltd. Ph: (604) 683-1141
A combined retail and residential complex at 455 W. 8th Ave. Project includes 91 live-work units above 210,000 sq ft of commercial and retail space. Two of the major tenants include Save-On Foods and Winners.

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1053

Vancouver

Koret Lofts
Worthington Properties Inc. Ph: (604) 899-6063
A 6-storey, 118-unit condominium building located at 55 E. Cordova St. Project is a renovation of an existing heritage building. Website: www.koretlofts.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 40 — Finish: Jun 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1118

Vancouver

Olive Condominiums
Cressey Development Corp. Ph: (604) 683-1256
A proposed condominium at the corner of Cambie and 16th Ave. Plans include a 20,000 sq ft Capers Community Market on the ground floor, which is scheduled to open late 2005.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 50 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1121

Vancouver

Virtu Residential Development
Amacon Ph: (604) 602-7700
A proposed 11-storey, 63-unit boutique residential development, including 6 townhomes, located at 1650 W. 7th Ave. Additional amenities include a gallery, studio, lounge and fitness facilities. Architect: Larry Doyle Architects. Website: www.virtu.ca

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 20 — Finish: Spring 2006
First Entry: Jun 2004 — Last Update: Dec 2004
Project ID: 1142

Vancouver

1205 West Hastings Residential/Commercial Tower
Delta Land Development Ltd. Ph: (604) 685-6312 (Architect)
A 26,000 sq ft Urban Fare grocery store is proposed to be built at 1205 W. Hastings as part of a 30-storey residential tower, which includes 4 live-work townhouses and 136 condo units. Architect: Downs Archambault & Partners Architects.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 40 — Finish: Spring 2006
First Entry: Mar 2004 — Last Update: Dec 2004
Project ID: 1067

Vancouver

Bentley Condominium Tower
Polygon Homes Ph: 604) 683-4376 (Architect)
A 25-storey, 150-unit condominium complex at 1001 Homer. Architect: Hancock Bruckner Eng & Wright. Project Manager: Intertech Construction.

Status: Construction started — Start: Jul 2003
Est. Cost ($ million): 30 — Finish: Aug 2005
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 980

Vancouver

Beulah Gardens - 2001 Cassiar Street
L.P.A. Development & Marketing Ltd. Ph: (604) 736-5546
299-units of housing for seniors to be developed in three phases beginning with 96 units at the east side of the site, followed by 89 units at the center of the site and finally 188 units along Rupert St. The project includes 130 underground parking spaces. Architect: Hulbert Group.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 38 — Finish: 2008
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 988

Vancouver

King Edward Village - Kingsway and Knight Street
Tri-Power Developments Inc. Ph: (604) 669-6002 (Architect)
Development at 1402 to 1436 Kingsway and 4050 Knight St (the old Safeway site) will provide 330-units included in four residential buildings of 16-, 12-, 8- and 6-storeys, and 10 townhomes. The commercial portion of the development will include 114,360 sq ft for a grocery store and at least one other anchor tenant. In addition, a 7,436 sq ft library will be built. Phase 1, 5- and 12-storey buildings with 206-units and 9 townhouses and a 280 underground parkade, began construction in Fall 2004. Architect: Rositch Hemphill & Associates. Website: www.kingedwardvillage.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Summer 2007
First Entry: Sep 2003 — Last Update: Dec 2004
Project ID: 984

Vancouver

Robson & Richards - 488 Robson Street
H. Tjoa Ph: (604) 913-8303
A 17-storey high-rise residential building located at 488 Robson St. The building will include 92 residential units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Architect: Hancock Bruckner Eng & Wright.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 25 — Finish: Spring 2006
First Entry: Sep 2003 — Last Update: Sep 2004
Project ID: 1017

Vancouver

The Hudson - 610 Granville Street
WFC & MDC Development Corp. Ph: (604) 694-1610
A 35-storey mixed-use retail, office, and live-work residential building with a total of 404 dwelling units, and seven levels of underground parking. The project includes the retention of two heritage building facades. Website: www.hudson610.com

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 50 — Finish: Spring 2005
First Entry: Sep 2003 — Last Update: Jun 2004
Project ID: 986

© Ministry of Small Business and Economic Development

Vancouver

Beach Crescent Neighbourhood - False Creek North Shore
Concord Pacific Ph: (604) 899-8800
As part of Concord Pacific's North Shore Development, the Beach Neighbourhood in North False Creek is expected to include over 2,100 residences in a combination of towers and low rise buildings. The neighbourhood will include a marina, childcare facility and 10 acres of parkland. Construction is complete on the first tower, West One, which has 38-storeys, the Waterford, located at 1499 Homer, and Azura 1 and 2. Kings Landing is under construction, at the 600 block of Beach, and consists of two 22-storey towers and townhomes and will provide 120 housing units. It will be complete in Jul 2005. Parkwest Tower 1 in the 600 block of Beach Cres, a 31-storey tower with 250 units, is under construction and expected to complete Feb 2005. Parkwest Tower 2, in the 700 Block of Beach Cres, is a 31-storey tower with 250 units, and is expected to be complete Spring 2005. The Aqua at the Park, located in the 1400 block of Seymour, is expected to be complete in Summer 2005, and will consist of 26-storeys and 187-units. The two towers named Icon (11- and 16-storeys) began excavation in Spring 2004 and are expected to complete in Spring 2006. Two additional towers, named The Max and Max 2, are being built between Icon and the waterfront, with completion expected in Summer 2005. A proposed 20-storey waterfront tower, with a unique curved design, is expected to start construction in Spring 2005 and complete by early 2007. Additional amenities will include an indoor-outdoor pool, fitness facilities and a media room. Arthur Erickson is the architect for this tower.

Status: Construction started
Est. Cost ($ million): 3000
First Entry: Jun 2003
Project ID: 951
Start: 2002
Finish: Early 2007
Last Update: Dec 2004

Vancouver

Pintura Residential Development
Intracorp Developments Ph: (604) 801-7000
Development at 1530 W. Eight Ave includes 49 apartments and executive penthouses, and 10 townhomes. Architect: Nigel Baldwin Architects.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 941
Start: Early 2004
Finish: Spring 2005
Last Update: Dec 2004

Vancouver

Border Infrastructure Project - Highway 15
BC Ministry of Transportation/Government of Canada
Ph: (250) 953-4941
A joint federal-provincially funded program of infrastructure improvements to the U.S. border crossings in the Lower Mainland area includes an upgrade of the Hwy 15 segment between 32nd Ave and 88th Ave to four lanes, intersection improvements, a bridge widening and rail overpass improvements. The design contract for Hwy 15 was awarded to Focus Corporation. Hwy 15 is divided into two rural sections and a central urban section through Cloverdale. The Cloverdale section involves a water main relocation and ditch relocation and has started construction. The rural sections pre-load tender was issued for the north section of Hwy 15 from 68A Ave to 88 Ave in Summer 2004 and JJM Construction Ltd was awarded the contract and has started. A Request for Proposals was issued in Summer 2004 for the twinning of the Roger Pierlet Bridge, a two-lane structure, and was awarded to Westshore Constructors Ltd. Construction started in Nov 2004 and is expected to complete in Jul 2006.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Mar 2003
Project ID: 915
Start: Nov 2004
Finish: Late 2006
Last Update: Dec 2004

Vancouver

Port of Vancouver Container Expansion Project
Vancouver Port Authority Ph: (604) 665-9337
The Port of Vancouver will add an extra 425,000 Twenty foot Equivalent Units of containers (TEUs) at the port's two Burrard Inlet container terminals, Centerm and Vanterm, for a new total capacity at the Port of Vancouver of 1.97 million TEUs by 2005. This represents the first step in the VPA's overall plan to reach 4 million TEUs of capacity by 2020. By 2005, the added capacity at Vanterm and Centerm will create 1,400 new direct jobs. The throughput capacity of the facilities is expanding on the existing footprints. Vanterm will have its current capacity increased by 100,000 to 600,000 TEUs. Centerm will have its current capacity increased from 340,000 to 720,000 TEUs. Construction began at Vanterm with expansion plans at Centerm finalized in Mar 2004. Centerm started construction in Dec 2004. Plans for increasing capacity at Lynnterm, a break-bulk facility on the north shore of the harbour, by converting it to accommodate containers, would add 420,000 TEUs of capacity by 2007 and include an upgrade of its caisson berth. Lynnterm has been put on hold. See separate entry for Roberts Bank Container Terminal 2 and Deltaport Expansion (Delta). Website: www.portvancouver.com

Status: Construction started
Est. Cost ($ million): 130
First Entry: Mar 2003
Project ID: 874
Start: Jun 2003
Finish: 2007
Last Update: Dec 2004

Vancouver

Taylor Residential Tower
Pinnacle International Development Corp
Ph: (604) 683-4376 (Architect)
26-storey residential tower containing 233-units and 22 townhomes located at 550 Taylor St. Contractor is Mondiale Developments Ltd. Architect: Hancock Bruckner Eng & Wright Architects. Website: www.thetaylor.net

Status: Construction started
Est. Cost ($ million): 25
First Entry: Mar 2003
Project ID: 902
Start: October 2003
Finish: Summer 2005
Last Update: Dec 2004

Vancouver

UBC - Chemical/Bio Engineering
(including Clean Energy Research Centre)
University of British Columbia Ph: (604) 822-2287
Teaching facilities are being developed in the new Chemical and Biological Engineering Building. The project was tendered in Dec 2003 and construction began in Spring 2004. Architect: Bunting Coady/Diamond Schmitt.

Status: Construction started
Est. Cost ($ million): 38
First Entry: Mar 2003
Project ID: 893
Start: Spring 2004
Finish: Aug 2005
Last Update: Jun 2004

Vancouver

UBC - Marine Drive Student Housing
University of British Columbia Ph: (604) 822-2287
Single student housing development on the Food Sciences site to accommodate 2,000 to 2,500 graduate and undergraduate students. Project to be developed in two phases with approx 750 units in the Phase 1 and 1,200 units in the Phase 2.

Status: Construction started
Est. Cost ($ million): 90
First Entry: Mar 2003
Project ID: 890
Start: Sep 2004
Finish: Fall 2005
Last Update: Dec 2004

Vancouver

Vancouver General Hospital Academic Ambulatory Care Centre
Access Health Vancouver Partnership Ph: (604) 375-3677
Public-private partnership to build a centre to coordinate outpatient services and provide physician practice offices, medical education areas, and related activities to support 600 medical professionals and 600,000 annual patient visits. The 11-storey, 365,000 sq ft centre would replace several older buildings at Oak and W. 12th Ave. The Urban Design Panel reviewed the design in Jul 2004 and construction is underway. Website: www.partnershipsbc.ca

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 95 — Finish: Summer 2006
First Entry: Mar 2003 — Last Update: Sep 2004
Project ID: 928

Vancouver

Yaletown Park
Wall Financial Corp. Ph: (604) 893-7136
Project site is the block bounded by Homer, Smithe, Mainland and Nelson Streets. It includes 3 properties with a total area of 114,409 sq ft and a 17,000 sq ft urban park. Plans include three towers (34-, 32-, and 30-storeys) with a 3- to 7-storey base that includes 23 townhouses (for a total of 880 dwelling units), 2,500 sq ft of retail space in two units, and three levels of underground parking for 965 vehicles. Architect: Buttjes Architects Inc. Website: www.yaletownpark.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 100 — Finish: Early 2007
First Entry: Mar 2003 — Last Update: Sep 2004
Project ID: 885

Vancouver

Paramount Place
Wall Financial Corp. Ph: (604) 299-1363
25-storey building located at 900 Burrard St. Includes 10-storeys for entertainment areas, including a Famous Players 9-screen theatre, IMAX, restaurants and other facilities, and 14-storeys for residential units. The theatres will be completed in Mar 2005 and the residential areas will be complete in Summer 2005. Architect: Rafii Architects Inc.

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 125 — Finish: Summer 2005
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 844

Vancouver

UBC Library Expansion - Irving K. Barber Learning Centre
University of British Columbia Ph: (604) 822-3131
Expansion of the main campus library to be called the Irving K. Barber Learning Centre which will be constructed around the core of the Main Library to add 200,000 new sq ft of inside floor space and 46,000 sq ft of renovated floor space, fully equipped to support wireless technology both inside and out. Architect: Ledcor Industries Ltd.

Status: Construction started — Start: Early 2004
Est. Cost ($ million): 68 — Finish: May 2006
First Entry: Dec 2002 — Last Update: Mar 2004
Project ID: 862

Vancouver

1280 Richards
James Schouw Ph: (604) 681-1000
26-storey residential tower and 3 levels of underground parking at 1280 Richards. Construction is underway.

Status: Construction started — Start: Apr 2004
Est. Cost ($ million): 20 — Finish: Early 2006
First Entry: Jun 2002 — Last Update: Jun 2004
Project ID: 814

Vancouver

Sterling at 1050 Smithe Street
Bonnis Development Corp. Ph: (604) 618-1600
Apartment tower with 21-storeys above and 5-storeys below ground, for a total of 129 units. Architect: Studio One Architects. Website: www.sterlingliving.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 20 — Finish: Spring 2005
First Entry: Mar 2002 — Last Update: Jun 2004
Project ID: 800

Vancouver

UBC - Life Sciences Centre
University of British Columbia Ph: (604) 822-0195
Development of a 5-storey 565,000 sq ft Life Sciences Centre for teaching and advanced research at the University of British Columbia. The main floor teaching areas completed construction in Aug 2004 and laboratory space on the upper floors completed in late 2004. Level 3 laboratory and vivarium are expected to complete in Summer 2005. Architect: Bunting Coady Architects.

Status: Construction started — Start: Oct 2002
Est. Cost ($ million): 172 — Finish: Summer 2005
First Entry: Dec 2001 — Last Update: Dec 2004
Project ID: 779

Vancouver

Spectrum Residential/ Commercial Development
Concord Pacific Group Ph: (604) 681-8882
Development of a 145,000 sq ft Costco store and four residential towers set atop, ranging from 26- to 32-storeys, containing 900 housing units and various amenities, such as a swimming pool, with four levels of parking between the Georgia and Dunsmuir viaducts, adjacent to GM Place. Streets in Chinatown and Downtown will be extended to the waterfront and lined with parks, walkways and housing; a civic plaza with businesses, shops and offices surrounding it; new bikeways and tramways on Expo and Pacific boulevards. Architect for Costco is Mulvanny G2 Architecture. The first residential tower of four built will be started in Spring 2005. Architect: Busby & Associates. Website: www.myspectrum.ca

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 200 — Finish: Jun 2007
First Entry: Jun 2001 — Last Update: Sep 2004
Project ID: 749

© Ministry of Small Business and Economic Development

Vancouver

Vancouver Trade and Convention Centre Expansion
Vancouver Convention Centre Expansion Project Ltd.
Ph: (604) 647-7203
Proposal for an expansion to the Vancouver Trade and Convention Centre at Coal Harbour includes a marina, amphitheatre, civic park and gardens, with a green roof consisting of grasses and drought tolerant plants. There will be a 250,000 sq ft exhibition hall, 83,000 sq ft meeting room, 50,000 sq ft ballroom, 12,000 sq ft signature room and a 1,500-seat, 124,000 sq ft lecture hall. The $15 million, 30,000 sq m 2010 Olympic's International Broadcast Centre has been relocated from the proposed Richmond Trade and Exhibition Centre to this location.
Website: www.vanconex.com

Status: Construction started
Est. Cost ($ million): 565
First Entry: Mar 2000
Project ID: 162
Start: Nov 2004
Finish: July 2008
Last Update: Dec 2004

Vancouver

Vancouver General Hospital Medical Technology Park
Vancouver Hospital and Sciences Centre Ph: (604) 875-5628
Proposed replacement of obsolete buildings to construct 700,000 sq ft of space for medical biotech companies over 20 years from Oak to Ash Streets between 10th and 12th Aves. Project has been approved by the Health Board. Construction of 500,000 sq ft to occur over first five years of project with remainder over 15 years. The power plant and nurses quarters projects have been approved by the Urban Design Panel, development permit applications have been submitted. Construction on the ambulatory centre started late 2004.

Status: Construction started
Est. Cost ($ million): 140
First Entry: Sep 1999
Project ID: 599
Start: Late 2004
Finish: 2024
Last Update: Dec 2004

Vancouver

Broadway Tech Centre
Bentall Corp Ph: (604) 661-5000
Redevelopment of the 17.2 acre former Eaton's warehouse site at East Broadway, Renfrew, Nootka and Hebb Streets. The first two buildings at 2985 and 2955 Virtual Way are completed. 2925 Virtual Way is the next building planned, and will begin construction once a tenant has been found. Phase 2 consists of four 4-storey buildings with a total of 460,000 sq ft of commercial office and warehouse space. Architect: Bunting Coady Architects.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Mar 1999
Project ID: 555
Start: 2002
Finish: 2007
Last Update: Sep 2004

Vancouver

Champlain Gardens
PCI Group/Palladium Group Ph: (604) 684-1151
Reduction in size of existing shopping centre and replacement with 46,000 sq ft of commercial space in three free-standing buildings, a 100,000 sq ft strip mall, and 400,250 sq ft of residential buildings consisting of 198 townhouses and 146 apartments on east two-thirds of site. Redevelopment includes a public library and police office on 16.5 acre site. Residential component will be constructed in phases. Phase 1 included Parcels A to E, and is complete. Architect for the residential component of Phase 1 was W.T. Leung Architects, and for the commercial part it was Hewitt Kwasnicky Architects Inc. Part of Phase one included forty 3-storey townhouse units. Phase 2, Parcels F and G, consisting of 4-storey condominiums and stacked townhouses, is currently under construction. Architect for Phase 2 is Burrowes Huggins Architects.

Status: Construction started
Est. Cost ($ million): 35
First Entry: Sep 1998
Project ID: 457
Start: May 2002
Finish: Apr 2005
Last Update: Sep 2004

Vancouver

488 Robson Street Development
Peak Performance Ph: (604) 683-4376 (Architect)
A proposed 17-storey, mixed-use building containing 92 dwelling units with a 4-storey (3 + mezzanine) podium for retail, office and residential uses. Development permit approved. Architect: Hancock Bruckner Eng & Wright Architects.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Mar 1998
Project ID: 382
Start: Summer 2004
Finish: Fall 2005
Last Update: Sep 2004

Vancouver

Bayshore Gardens
Blue Tree Management Ph: (604) 682-3377
Integrated residential community on 22 acres on Bayshore Dr (W. Georgia and Denman St). Consists of residential buildings: 1710, 1790 (Phase 1) , 1717, 1777 (Phase 2), 1680 (Phase 4), and 1650 (Phase 5) Bayshore Dr. The first four phases are complete. Phase 5, a 19-storey, 11,190 sq m tower at 1650 Bayshore, completed in Sep 2003. Phase 6, located at 1616 Bayshore Dr, consists of a 25-storey residential tower, 6 townhouses along Bayshore Dr and an 8-storey building along Cardero St. The 8-storey building, named the Performing Arts Lodge, is being jointly developed by PAL Vancouver and Blue Tree Management to provide 99 subsidized units, of 111 residences in total, for senior artists. Also includes retail shops and a daycare facility. Phase 6 began construction in Jan 2004 and is expected to complete in early 2006. Architect for Phase 6 is Downs-Archambault. Website: www.bayshoregarden.com

Status: Construction started
Est. Cost ($ million): 400
First Entry: Dec 1997
Project ID: 243
Start: 1996
Finish: Early 2006
Last Update: Dec 2004

2. Mainland/Southwest

Vancouver

Citygate Complex
Bosa Development Corp. Ph: (604) 294-0666
Development of a site between Main and Quebec Streets at the east end of False Creek. Will include 2,000 residential units, retail and office space in seven high-rises and a series of low-rises. Eight phases: Phase 3, Station Place, 70-units in a 15-storey tower, completed in 1996. Phase 5, the Viceroy, is complete. Phase 6: The Brighton, consisting of 143-units in a 24- and 5-storey building, completed in late Sep 2004. Phase 7: Station Park social housing, which contains 74-units in a 6- and 7-storey building, completed in 1992. Phase 8: Construction began Mar 2004 and will include 77 units. Phase 9: 22-storey, 167-unit residential tower is in the approvals stage and expected to start construction in Spring 2005. Architects: Perkins & Co. Architecture & Urban Design Inc.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 235
Start: 1989
Finish: Summer 2006
Last Update: Sep 2004

Vancouver

Coal Harbour Redevelopment
Marathon Developments Inc./Ledcor Industries/Aspac Developments
Ph: (604) 893-8880
A multi-year project in 3 phases to create residential, commercial and public spaces on 29 acres between Burrard and Cardero St. Plans include 2 marinas, hotel, community centre, office towers and residential units. Expected to house 3,500 residents when fully built. First two phases are complete. Phase 3: five apartment buildings - all of which, the Avila (21-storey), the Bauhinia, the Escala tower (28-storey), the Cascina (25-storey) and Denia (20-storey), are complete. One 350-berth marina and the Coal Harbour Community Centre are completed. Shaw Tower (489 ft tall) on the Burrard Landing site is 532,000 sq ft, 42-storeys above grade with 130 residential units on the upper 26 floors and offices on the lower 14 floors. The $150 million tower, being developed by Ledcor Industries, is under construction and expected to complete in early 2005 -the architect is James K. Cheng. Aspac Developments has started construction on Harbour Green Place, consisting of 3 towers of 23-, 29- and 35-storeys. One Harbour Green at 1169 W. Cordova began construction late Fall 2003 and is expected to complete Nov 2005. Two and Three Harbour Green will be scheduled according to the market. Website: www.waterfrontplace.com

Status: Construction started
Est. Cost ($ million): 1000
First Entry: Dec 1997
Project ID: 240
Start: 1992
Finish: 2007
Last Update: Dec 2004

Vancouver

Collingwood Village Condominiums
Concert Properties Ltd. Ph: (604) 688-9460
Development on Vaness adjacent to Joyce St Skytrain station. Total development will include 2,800 residential units on 14 ha to be developed in phases. Completed towers and low rises in the first three phases include the Melbourne, Alexander, McGregor, Wessex Gate, Earle's Court, Remington, Centro, Bradford, Emerald Park Place, Amberleigh, Millenio, and Nexus. Phase 4: the Latitude, a 24-storey concrete high rise with 244-units, is located at 3663 Crowley Dr. It started construction in Jun 2003 and is scheduled to complete in Mar 2005. Architect for Latitude is Rafii Architects Inc & Henry Richard Architect. The Urba, a 26- and 4-storey building which will contain 252-units and be located at 5380 Oben St, is under construction and expected to complete in Nov 2005. Plans also include 267 parking spaces in four levels of underground parking. Architect for Urba is Lawrence Doyle Architects Inc. & Henry Richard Architect. The Brio is a low rise building which will also be constructed. The last tower, Circa, will contain 205-units and 192,300 sq ft of condominium and townhouse space in a 22-storey building on Crowley Dr, and started construction in Dec 2004. Additional amenities include 248 parking spaces in two levels of underground parking and an amenity facility which will contain a lounge, kitchen and gym. Architect for Circa is Lawrence Doyle Architect Inc. & Richard Henry Architect. Development also includes the Collingwood Neighbourhood House, which includes an 8,000 sq ft gym and 69-space daycare centre, community police station and Collingwood Elementary School, which are complete.

Status: Construction started
Est. Cost ($ million): 100
First Entry: Dec 1997
Project ID: 225
Start: 1994
Finish: Nov 2006
Last Update: Dec 2004

Vancouver

International Village Phase 2
Henderson Development Canada Ph: (604) 689-8898
Second stage of the International Village development at the northern end of the former Expo site just west of Chinatown, bound by Pender, Keefer, Abbot and Taylor Streets (500 Abbott St) which includes 300,000 sq ft of commercial space and 160,000 sq ft of residential property. The commercial component (completed) features a Cinemark 12-screen movie theatre, food court, several restaurants, and a 23-storey tower which are complete. Two high rises of 25- and 31-storeys and a 6-storey low rise, called Firenze, located at 600 Abbott in the southeast quadrant of the site, started construction in Fall 2004. Firenze has 457 units. Website: www.firenzeliving.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 210
Start: Fall 2004
Finish: Oct 2006
Last Update: Dec 2004

Vancouver

Portico Condominium Development
Bosa Development Corp. Ph: (604) 294-0666
Development located at 2198 and 2298 Granville St on a 6 acre site which includes two 11-storey towers, a 13-storey tower, a 5-storey building comprising fourteen 2-1/2 storey townhouses and 6-storey mid rise, and some commercial units. Phase 1: two 11-storey towers are built. Phase 2: The Siena, a 15-storey tower and a 5-storey, 14-unit townhouse building was completed Summer 2003. Phase 3 (final phase): The Verona, a 19-storey tower and 5-storey mid rise apartments is under construction and expected to complete in early 2005. Architect: Perkins & Co. Website: www.sienaofportico.com

Status: Construction started
Est. Cost ($ million): 125
First Entry: Dec 1997
Project ID: 148
Start: Spring 1998
Finish: Early 2005
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Vancouver Area

UBC - University Town
University of British Columbia Ph: (604) 822-6400
Eight neighbourhoods are currently being planned for the UBC Endowment Lands. Neighbourhoods will include residential, commercial and institutional buildings. Neighbourhood Plans have been approved for the Mid-Campus (Hawthorn Place) and Theological (Chancellor Place) neighbourhoods and construction is underway. Mid-Campus initiatives completed by UBC Properties Trust include Hawthorn Lane I, II and III, containing 149-units of apartments and townhomes, Hawthorn Green, 10 townhouses, and Co-Development I, containing 10 townhouses, completed in Summer 2004. Co-Development II, which contains 61 townhomes, started construction in Spring 2004 and is expected to complete early 2005. Logan Lane, a 61-unit townhouse development in five 2-storey buildings, started construction in May 2004 and is expected to complete in May 2005. North of Mid-Campus are the Marine Towers, an institutional housing project that contains a 5-storey 65-unit building and 19-storey 151-unit tower, which are located on SW Marine Dr and expected to complete construction in Sep 2005. Market housing developments in the Mid-Campus Neighbourhood include the Westchester Townhouses by Ledingham MacAllister, which contain 28-units and completed in Summer 2004. Journey, an 80-unit apartment development that completed in late 2004, and Reflections, a 4-storey, 77-unit condominium building which started construction in Summer 2004 and is expected to be completed in Aug 2005, are being developed by Adera Development Corp. Somerset, an 18-home duplex project by Ledingham MacAllister, and Promontory, an 18-storey, 95-unit apartment project by Polygon Homes, are currently under construction and expected to complete in Summer 2005. The Theological/Chancellor Neighbourhood has four market housing developments under construction. esse Garden Homes contains 23 garden flats and townhomes by Wesbrook Projects Ltd and is expected to complete in Apr 2005. Four developments by Intracorp Development Ltd include the Chancellor House, which contains 45 apartments and 10 townhouses and is expected to complete Summer 2005, and Argyll House East and West, which contain 84 apartments and townhouses and is expected to complete in Jun 2006. Folio at Chancellor Place is a 58-unit, 4-storey wood-frame development near the School of Theology on Chancellor Blvd which is expected to start construction in Spring 2005 and complete in Spring 2006. Three institutional and theological precinct housing projects that completed in late 2004 are the VST Residential Housing, a 38-unit student housing project, the Carey College, a 5-storey residences building with classrooms, cafeteria, boardrooms and market housing apartments, and the Iona Building - Vancouver School of Theology project, which included extensive interior renovations. Somerville House, a 38-unit student residences building, completed construction in Summer 2004. The University Boulevard Neighbourhood Plan, which will include a below-ground transit station, relocation of the Empire Pool, rental market housing, and commercial and academic space, was adopted in Jan 2004. The $100 million, 7.2 ha Boulevard Neighbourhood project is currently undergoing an architectural competition, with the winner to be announced in May 2005. 52 teams submitted expressions of interest and will be shortlisted to six. The neighbourhood plan for the East Campus Neighbourhood has received approval-in-principle. University Apartments, 268-units of apartments and townhouses, was a previous project in this neighbourhood that completed between 1991 and 1998. Planning has not begun on the Thunderbird and Gage South neighbourhoods. The North and South Campus neighbourhoods are in the planning and consultation process. Hampton Place, 970-units of apartments and townhouses, was a previous project in this neighbourhood that completed between 1990 and 1998. Liberta - West Point Grey is a development by Amacon on UBC endownment lands, located at 2780 Acadia St, which includes 40 townhouses and fourteen 3-level duplex homes. Construction on Liberta started in Summer 2003 and is expected to complete in May 2005. Architect for Liberta is Gomberoff Bell Lyon Architects Group Inc.Website: www.universitytown.ubc.ca

Status: Construction started
Est. Cost ($ million): 350
First Entry: Sep 2003
Project ID: 1008

Start: 1999
Finish: Summer 2015
Last Update: Dec 2004

West Vancouver

Seascapes Townhouses
United Properties Ltd. Ph: (604) 736-3864
100-units of 2- and 3-storey townhouses to be built in four phases on Ansel Pl. Phase 1, 24 townhouses, completed in Summer 2004, and Phase 2 is under construction. Architect: Studio One Architects. Website: www.seascapestownhomes.com

Status: Construction started
Est. Cost ($ million): 48
First Entry: Sep 2004
Project ID: 1176

Start: Summer 2003
Finish: 2007
Last Update: Sep 2004

West Vancouver

StoneCliff Residential Development
Concert Properties Ltd. Ph: (604) 602-3713
Three 15-storey residential towers to be built above the Upper Levels Hwy. Construction completed on tower 1 in Summer 2004, and has started on tower 2. Phase 3, which also includes a 3,300 sq ft amenity building to contain a fitness centre and whirlpool, is scheduled for an early 2005 start and completion in Sep 2005. Architect: Howard Bingham Hill Architects. Website: www.DiscoverStoneCliff.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Sep 2002
Project ID: 837

Start: Apr 2003
Finish: Late 2005
Last Update: Sep 2004

Whistler

Nita Lake Lodge
David Ehrhardt/John Haiback/Bryce Chapman Ph: (604) 938-4270
A 4-storey, 80-room hotel with a restaurant and lounge. Plans also include a train station, employee housing, and 14 single-family homes. Architect: IBI Group Architects.

Status: Construction started
Est. Cost ($ million): 56
First Entry: Mar 2004
Project ID: 1085

Start: Late 2003
Finish: Aug 2005
Last Update: Sep 2004

Whistler

Pan Pacific Village Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
Development of a 9-storey, 83-suite hotel in Whistler Village. Additional amenities include a lounge, 25 yard lap pool, 2 hot tubs, 3 spa suites, workout facilities and 930 sq ft of meeting space.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 948

Start: Jun 2003
Finish: May 2005
Last Update: Dec 2004

Whistler

Four Seasons Private Residences - Discovery Centre
Intrawest Properties Ltd. Ph: (604) 669-9777
37-unit strata luxury suites and hotel at the base of Blackcomb Mountain, next to the Four Seasons Resort, to be managed by Four Seasons.

Status: Construction started
Est. Cost ($ million): 36
First Entry: Mar 2003
Project ID: 920

Start: Jun 2003
Finish: May 2005
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Whistler

Creekside Residential Development
Intrawest Properties Ltd. Ph: (604) 669-6300
Creekside redevelopment includes 3 residential buildings - Legends and the First Tracks Lodge are complete. Club Intrawest is expected to start construction in Spring 2005. Franz's Trail, a commercial development, is complete, as well as a parkade. Note: See related project - Spring Creek at Whistler.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 1998
Project ID: 417
Start: Apr 2000
Finish: 2006
Last Update: Sep 2004

STATUS: COMPLETED

Burnaby

Electricity Transmission Upgrade
BC Hydro Ph: (604) 528-1600
Replacement of an aging underground electricity transmission cable (2-L33) from the Horne Payne substation in Burnaby to Cathedral Square substation in Vancouver. Construction includes a new 230 kV circuit, substation upgrades, and circuit reconfigurations along a new route. Website: www.bchydro.com

Status: Completed
Est. Cost ($ million): 44
First Entry: Mar 2003
Project ID: 865
Start: Spring 2003
Finish: Fall 2004
Last Update: Dec 2004

Burnaby

Presidia Residential Development
Bosa Ventures Ph: (604) 688-2672
A 30-storey high rise and 9 townhouses containing 160-units at 5145 Kathleen Ave. Additional amenities include a fitness centre, spa facilities and a lounge. Architect: Rafii Architects Inc. Website: www.thepresidia.com

Status: Completed
Est. Cost ($ million): 46
First Entry: Dec 2002
Project ID: 849
Start: Mar 2003
Finish: Dec 2004
Last Update: Dec 2004

Chilliwack

Rogers Foods Ltd. - Pacific Division (Chilliwack)
Rogers Foods Ltd. Ph: (250) 546-8744
A 250 tonnes/day, state-of-the-art flour mill located at 44360 Simpson Rd. The new plant will mill wheat into custom, high quality flours, in bulk and bag, sold to commercial bakers, food processors, and distributors in the Lower Mainland of British Columbia, and to export customers in Pacific Rim countries. Contract for the major milling machinery was awarded to OCRIM s.p.a. of Italy. Project manager is Stantec Architecture Ltd.

Status: Completed
Est. Cost ($ million): 20
First Entry: Mar 2003
Project ID: 875
Start: Dec 2003
Finish: Dec 2004
Last Update: Dec 2004

Richmond

Richmond Senior Secondary School
School District 38 (Richmond) Ph: (604) 668-6000
Replacement of existing building with a 2-storey 11,930 sq m new school to hold 1,200 students. Construction of new school completed Dec 2003 and was occupied in Jan 2004. Demolition of the old school completed in Fall 2004. Architect: Advanced Architecture Inc.

Status: Completed
Est. Cost ($ million): 20
First Entry: Sep 1998
Project ID: 475
Start: Summer 2002
Finish: Late 2004
Last Update: Dec 2004

Richmond

The Palms Residential Development
Bosa Ventures Ph: (604) 299-1363
400,000 sq ft residential development at 8471 Bennett Rd. Phase 1, the Monaco (16-storeys, 116-units), is complete. Phase 2, the Fontarra, (six cluster groups of thirty, 3-storey townhouses) is complete. Phase 3, the Coronado, a 16-storey structure with 155-units, completed in Jun 2003. Phase 4, a 5-storey concrete structure with approx 90-units, named the Monte Carlo, is under construction. Architect: Jan H. Timmer Architecture Ltd.

Status: Completed
Est. Cost ($ million): 30
First Entry: Dec 1997
Project ID: 107
Start: 1998
Finish: Late 2004
Last Update: Dec 2004

Vancouver

L'Aria on Robson
DTKH Robson Developments Ph: (604) 736-9711 Architect)
A 13-storey concrete, residential and commercial building at 522 Robson. The project includes 82 residential suites, a fitness studio, and 3 floors of commercial space. Architect: W. T. Leung Architects Inc.

Status: Completed
Est. Cost ($ million): 20
First Entry: Jun 2003
Project ID: 947
Start: Jun 2003
Finish: Fall 2004
Last Update: Dec 2004

Vancouver

UBC - Institute for Computing Information & Cognitive Systems (ICICS)
University of British Columbia Ph: (604) 822-2287
Project intends to develop and facilitate research in interactive information systems, to include classrooms, laboratories and other related facilities to strengthen interdisciplinary research links between computer science, electrical, computer and mechanical engineering, medicine and health care, educational technology, psychology, commerce, process industries and utility systems. Architect: Hotson Bakker Architects/Bregman Haman.

Status: Completed
Est. Cost ($ million): 22
First Entry: Mar 2003
Project ID: 894
Start: Fall 2002
Finish: Fall 2004
Last Update: Dec 2004

Vancouver

UBC Computer Science Building, Electrical and Computer Engineering Bldg
University of British Columbia Ph: (604) 822-2287
New facility for Electrical and Computer Engineering will be located in an addition to the north of the existing McLeod Building, which is the current home of the department. Architects: Omicron/Architects Alliance.

Status: Completed
Est. Cost ($ million): 26
First Entry: Mar 2003
Project ID: 892
Start: Summer 2003
Finish: Dec 2004
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Vancouver

Callisto Residential Building - Coal Harbour
Delta Land Developments Ph: (604) 893-8880
Townhomes and a 35-storey tower in Coal Harbour at 1281 W. Cordova to include 130-units. Additional amenities include a pool, fitness room and media room. Architect: Hancock Bruckner & Eng Architects.

Status: Completed
Est. Cost ($ million): 110
First Entry: Dec 2002
Project ID: 950
Start: Late 2002
Finish: Late 2004
Last Update: Dec 2004

Vancouver

BC Cancer Research Centre
BC Cancer Agency Ph: (604) 877-6103
Development of a fully-integrated, 14-storey, 231,000 sq ft cancer research centre including genome sequencing labs at 675 West 10th Ave near the Vancouver General Hospital. The building will include space for offices, administration, a restaurant, auditorium, research library, and eight laboratories; enough to accommodate 600 staff and 60 principal scientists.

Status: Completed
Est. Cost ($ million): 90
First Entry: Sep 1999
Project ID: 600
Start: May 2002
Finish: Late 2004
Last Update: Dec 2004

Vancouver

Brava Residences
Amacon Group Ph: (604) 893-7131
Two residential towers (33- and 22-storeys) located at 1176 Seymour will have a combined total of 450,000 sq ft in 439 condominium units and 17,000 sq ft of commercial space at ground level. Architect: Buttjes Architects Inc.

Status: Completed
Est. Cost ($ million): 65
First Entry: Sep 1998
Project ID: 456
Start: Late 2002
Finish: Late 2004
Last Update: Dec 2004

West Vancouver

Whitby Estates
British Pacific Properties Ph: (604) 925-9000
Phased development of 124 single-family and 128 multi-family units on two sites of a 104 acre property on Folkstone Rd. Architect: Neale Staniszkis Doll Adams Architects.

Status: Completed
Est. Cost ($ million): 40
First Entry: Dec 1999
Project ID: 632
Start: 1999
Finish: Fall 2004
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

2. Mainland/Southwest

Thompson/Okanagan Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Western half of region extends over high plateau; rugged mountain and trench formations to the north and east.
Land Area in Sq. km. : 96,300
Population Density / Sq. km. (2003) : 5.2
Economic Base : Mining, forestry, agriculture, manufacturing, tourism and retirement industry.

Selected Demographic Characteristics

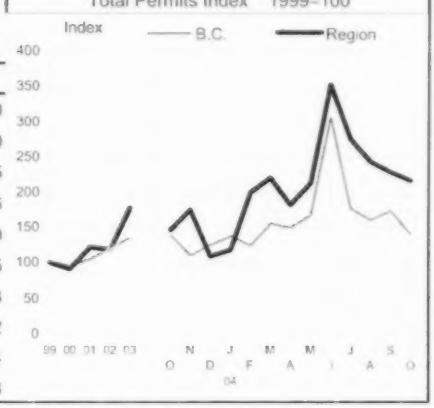
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	22.0	76.1	37.8	79.7	60.0	29.5	305.1	98.8	0.553	0.166	0.719	1976
1981	24.2	73.2	43.1	98.4	69.0	39.6	347.5	123.3	0.463	0.188	0.651	1981
1986	23.7	66.7	36.1	103.9	74.4	49.2	354.0	135.9	0.422	0.229	0.652	1986
1991	25.2	71.2	33.4	118.5	85.8	62.0	396.1	152.3	0.405	0.261	0.666	1991
1996	27.4	83.3	39.2	136.6	106.6	74.6	467.7	184.1	0.392	0.264	0.656	1996
2001	22.8	82.9	44.2	128.8	122.6	84.2	485.4	198.4	0.358	0.285	0.642	2001
2006	21.8	74.6	50.4	124.3	140.2	92.2	503.3	221.0	0.306	0.293	0.599	2006
2011	24.9	69.9	48.3	136.8	153.6	100.5	534.0	242.9	0.280	0.297	0.577	2011
2016	27.0	72.4	44.9	154.3	157.1	114.3	570.2	263.5	0.279	0.321	0.600	2016
2021	27.4	79.9	40.9	168.0	158.6	130.3	605.1	279.1	0.292	0.355	0.647	2021
2026	27.0	84.4	43.6	170.1	164.7	147.7	637.5	294.4	0.295	0.390	0.685	2026
2031	26.7	85.7	48.5	164.8	180.5	161.1	667.3	312.3	0.286	0.409	0.695	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	593.4	214.0	19.3	114.1	80.6	379.4	3,849	
1997	575.2	184.4	47.3	101.2	35.9	390.8	3,649	
1998	470.5	202.9	26.5	130.0	46.4	267.7	2,475	
1999	435.5	181.9	17.0	99.5	65.4	253.6	2,296	
2000	397.0	181.0	30.2	96.2	54.6	216.0	1,729	
2001	531.3	247.1	17.4	159.4	70.2	284.2	2,235	
2002	516.0	153.2	23.4	94.2	35.6	362.8	2,708	
2003	771.9	235.8	49.2	116.3	69.1	536.1	3,712	
YTD Oct '03	668.9	216.8	44.0	103.7	69.1	452.1	3,174	
YTD Oct '04	813.7	190.5	20.4	117.2	52.9	623.2	3,858	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

Thompson/Okanagan Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Thompson/Okanagan		**485,423**	**490,906**	**496,369**	**502,819**	Merritt	C	7,396	7,406	7,407	7,496
Kelowna	C	100,495	102,259	104,688	105,621	Spallumcheen	DM	5,358	5,385	5,404	5,633
Kamloops	C #	80,656	81,231	81,282	81,699	Peachland	DM	4,857	4,984	5,046	5,077
Vernon	C #	34,957	35,146	35,503	35,548	Osoyoos	T	4,483	4,505	4,621	4,599
Penticton	C	32,340	32,519	32,865	32,868	Armstrong	C	4,442	4,496	4,494	4,492
Salmon Arm	DM	15,873	15,915	16,176	16,466	Golden	T	4,195	4,297	4,334	4,373
Summerland	DM	11,181	11,284	11,479	11,776	Oliver	T #	4,409	4,440	4,420	4,367
Lake Country	DM	9,672	9,740	9,905	10,064	Enderby	C	2,941	2,973	2,996	3,015
Coldstream	DM	9,504	9,618	9,803	9,896	Sicamous	DM	2,839	2,888	2,899	3,014
Revelstoke	C	7,827	7,910	7,877	7,911	Princeton	T	2,724	2,740	2,749	2,684

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Blue River

Saddle Mountain Ski Resort
Mike Wiegele Helicopter Skiing Ph: (250) 673-8381
Village 5 km east of Blue River proposed to accommodate guided heli-ski tourism. Phase 1, two primary ski runs, is already completed. Master plan includes ski runs, a fixed-lift, powder ski training facility, heli-pads, year-round trails and golf course and accommodation facilities. The development will include a 100-room hotel, clubhouse at the new golf course, maintenance and storage buildings, a condominium building with 50+ units which may be in one or more buildings, and single-family units. Master Plan has been approved and the Master Development Agreement will follow.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1999
Project ID: 629
Start: Jun 2006
Finish: 2010
Last Update: Sep 2004

Boston Bar

Kookipi Creek Water Power Project
Global Cogenix Corporation Ph: (604) 682-2201
Proposed water power project near Boston Bar with up to 44 MW in combination with the nearby Log Creek water power project (see separate entry). Project may be submitted for the next BC Hydro call for green power, expected in Spring 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Mar 2003
Project ID: 935
Start: ?
Finish: ?
Last Update: Sep 2004

Boston Bar

Log Creek Water Power Project
Global Cogenix Resources Ph: (604) 682-2201
Proposed run-of-river hydroelectric project approx 15 km northwest of Boston Bar in the Nahatlatch River watershed. Project may be submitted for the next BC Hydro call for green power, expected in Spring 2005.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2000
Project ID: 713
Start: ?
Finish: ?
Last Update: Sep 2004

Kamloops

Kamloops Waterfront Hotel
City of Kamloops Ph: (250) 828-3548
The City of Kamloops is exploring the potential for a four-star waterfront hotel and convention centre. Two proposals have been submitted in response to the Citys call for Expressions of Interest. One of the proposals includes 160-rooms, convention facilities, a health spa, 200-seat restaurant, retail stores, marina and river-front entertainment facility.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Dec 2004
Project ID: 1281
Start: ?
Finish: ?
Last Update: Dec 2004

Kamloops

University College of the Cariboo Expansion - Thompson Rivers University
University College of the Cariboo Ph: (250) 828-5000
An expansion of the University College of the Cariboo campus in Kamloops and renaming of the institution to the Thompson Rivers University. The Open University and Open College have amalgamated into this institution. Plans include a 550-bed student housing complex for which a Request for Proposals was issued, and closed in Fall 2004. The university is in the process of finalizing a contract for the development, construction and operation of the approx 190,000 sq ft student housing complex with a consortium consisting of Campus Living Centres Inc., Moffat Kinoshita Architects and PCL Westcoast Construction. An expansion on the old main building will also be constructed, as well as a new library. Website: www.cariboo.bc.ca

Status: Proposed
Est. Cost ($ million): 65
First Entry: Dec 2004
Project ID: 1225
Start: Apr 2005
Finish: Aug 2006
Last Update: Dec 2004

Kamloops

Kamloops Sewage Treatment Plant
City of Kamloops Ph: (250) 828-3467
City is conducting a liquid waste management process and are considering various wastewater treatment plant options. Public consultation has commenced. Detailed planning started in early 2002. Design work commenced in early 2004 and will be complete in 2005 for a construction start in 2006. Estimated cost could vary from $35 to $65 million depending on option chosen.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2000
Project ID: 674
Start: Early 2006
Finish: Summer 2007
Last Update: Mar 2004

Kelowna

Denver Carrington Place
Denver Carrington Ph: (250) 861-8488 (Owner's Representative)
Proposed 3 phase, 125-unit development to be located on Carrington Rd on the Vintage Hills Golf Course. Phase 1 will include 19 townhouses and an outdoor pool. Phase 2 consists of 36-units in a 4-storey building. Phase 3 consists of 70-units and fitness facilities in a 9-storey building.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1236
Start: Summer 2005
Finish: Summer 2008
Last Update: Dec 2004

Kelowna

Lawson Landing Residential/Commercial Development
Westcorp Properties Inc. Ph: (780) 431-3300
Proposed development on a 4 acre site to include 550 residential units in three condominium towers of 16-, 24- and 28-storeys. A 20-storey hotel containing 225-rooms, called the Blackwood Hotel, is also proposed. Plans include 75,000 sq ft of commercial space to be located on the main floor of the development. Additional amenities include approx 900 parking spaces in an underground parkade, a public plaza, boardwalk, pier and 100-boat temporary moorage area. Architect: Kasian Kennedy Architecture Inc.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2004
Project ID: 1260
Start: Oct 2005
Finish: 2009
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

3. Thompson/Okanagan

Kelowna

McKinley Landing Mixed Use Development
Ph: (250) 763-6011 (Kelowna City)
Mixed use development will include a Medical Spa, hotel, retail facilities and golf course. In preliminary approvals stage.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Dec 2004
Project ID: 1285
Start: ?
Finish: ?
Last Update: Dec 2004

Kelowna

Pinnacle Pointe
Pointe of View Developments Ph: (403) 571-8400
Proposed residential development containing 166 condominium units in two 4-storey buildings. Additional amenities include fitness facilities and an outdoor pool and hot tub. Development permits have been approved. Architect: David Simons Architects. Website: www.pinnaclepointe.ca

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1242
Start: Spring 2005
Finish: Late 2005
Last Update: Dec 2004

Kelowna

The Lofts Downtown
Woodfield Development Corp Ph: (250) 712-9800
Proposed 11-storey concrete high rise containing 46-units to be located on Ellis St in Kelowna's Cultural District. Greyback Construction Ltd are the contractors for this project. Architect: New Town Architectural Services. Website: www.theloftsdowntown.ca

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1267
Start: Spring 2005
Finish: Early 2006
Last Update: Dec 2004

Kelowna

Playa del Sol Resort
Cove Properties Ltd. Ph: (403) 273-2683
A 283-unit resort, geared towards families, located in Kelowna's Mission District to be built in two phases. The first phase will consist of building 114-units, and the second phase will be the remaining 169. Plans include pools, hot tubs, restaurants, a games room, fitness centre, meeting spaces, and a business centre. Site work is currently underway. Architect: Abugov Kasper Architects. Website: www.playadelsolkelowna.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2004
Project ID: 1117
Start: Early 2005
Finish: 2007
Last Update: Dec 2004

Kelowna

UBC Okanagan and Okanagan College
Ministry of Advanced Education Ph: (250) 952-6508
Addition of 5,500 new student spaces at a new University of British Columbia Okanagan University in Kelowna and expanded existing Okanagan College campuses in Kelowna and a number of Okanagan communities. Plans include the addition of one more floor each to the current Okanagan University College Arts and Sciences buildings, which will become the site of UBC Okanagan, and is expected to open in Sep 2005. A Request for Expressions of Interest to design a Master Plan for the new campus was issued, with submissions due by Dec 16, 2004. Architect for the expansion is HMA Architects Ltd.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1039
Start: Spring 2005
Finish: 2010
Last Update: Dec 2004

Kelowna

Vintage Landing Resort
Timberlake Global Ph: (250) 763-6011 (Kelowna City)
Plans on a 715 acre site include a 204-room, 17-storey hotel, 596 bungalows, a health and wellness centre, convention space, a vineyard and winery, 18-hole golf course, marina and beach club. The Official Community Plan was amended, and rezoning is being sought.

Status: Proposed
Est. Cost ($ million): 477
First Entry: Mar 2004
Project ID: 1097
Start: Spring 2005
Finish: 2015
Last Update: Dec 2004

Kelowna

Kelowna North End Connector
Kelowna City Ph: (250) 763-6011 (City of Kelowna)
Plans for the design and construction of the first phase of the North End Connector, between Ellis St and Spall Rd. Running along the existing Clement Ave, from Ellis St to Gordon Dr, Clement Ave will be upgraded at intersections and along the frontage of new development. The new four-lane roadway would travel underneath the bridge on Bernard Ave near the Apple Bowl before intersecting with Spall Rd. Further phases of the North End Connector are expected to be in place within the next 20 years, which will extend from Spall Rd to McCurdy Rd. Currently in the design stage.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Dec 2003
Project ID: 1051
Start: Summer 2005
Finish: Late 2006
Last Update: Jun 2004

Kelowna

Mission District Park - Aquatic Facility
City of Kelowna Ph: (250) 860-5828
Options are currently being explored for a proposed aquatic centre to include 25 to 50 m lengths, children's play facilities, waterslide and commercial spaces. Public consultation is completed. Very preliminary.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 2003
Project ID: 1030
Start: 2007
Finish: 2008
Last Update: Sep 2004

Kelowna

Kelowna Downtown North
Canada Lands Corp. Ph: (250) 712-4216
Proposed construction of a mixed use, multi-family development of approx 1,700 dwellings for 3,500 residents on a 23.5 ha site bounded by Sunset Dr, Gaston Ave and Ellis St in Kelowna's downtown area. Project would include up to 880 homes in up to 21-storey towers and 4-storey apartment and condominium buildings, and renovation of the existing CN Station. Parcels are being sold and developed separately. Brandt's Creek Crossing is a neighbourhood section of Canada Land's overall development. Cascadia Pacific Developments is planning to develop a 20-storey tower called Icon on Sunset Blvd in Brandt's Creek Crossing, which will include condominiums and 15 townhouses. Website: www.city.kelowna.bc.ca & www.brandtscreek.com

Status: Proposed
Est. Cost ($ million): 80
First Entry: Mar 1998
Project ID: 363
Start: Spring 2005
Finish: 2012
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Kelowna

Okanagan Lake Bridge Expansion
BC Ministry of Transportation Ph: (250) 356-1861
Three qualified proponents were short listed in Jun 2004 to respond to an RFP to design, construct, finance, and operate a new five-lane toll-free Okanagan Lake Bridge. The three short listed proponents are: Bouyguse Travaux Publics, Okanagan Bridge Group, and SNC-Lavalin Inc. Two of the three proponents, Okanagan Bridge Group and SNC-Lavalin Inc. chose to submit detailed proposals by Dec 2004, and selection of the preferred proponent is expected in Spring 2005. The government will start preliminary construction in Spring 2005, and the contractor is expected to begin construction in Summer 2005, with a Spring 2008 completion. In addition to the bridge, two interchanges valued at $25 million will be built on the west side of the bridge. Website: www.okanaganlakebridge.ca

Status: Proposed
Est. Cost ($ million): 120
First Entry: Dec 1997
Project ID: 272
Start: Spring 2005
Finish: Spring 2008
Last Update: Dec 2004

Lytton

Kwoiek Creek Water Power Project
Kwoiek Creek Resources Inc. Ph: (250) 455-2279
Proposed 80 MW hydroelectric facility on Kwoiek Creek near Lytton. Review conducted under the BC Environmental Assessment Act extended to allow the proponent to submit outstanding information by Sep 2006.

Status: Proposed
Est. Cost ($ million): 90
First Entry: Dec 2000
Project ID: 711
Start: ?
Finish: ?
Last Update: Sep 2004

Merritt

Siwash/Elk Gold Mine
Almaden Minerals Ph: (604) 689-7644
Proposed gold mine on a previously mined property near Merritt is in the exploration phase to assess new veins. New 7,000 m drill program on the deposit began in Jun 2004, which was designed to focus on increasing the resource along strike and at depth. Expected to apply for permits in 2005/2006. Website: www.almadenminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1124
Start: Summer 2006
Finish: Summer 2007
Last Update: Dec 2004

Merritt

Okanagan Connector - Highway 97C/5A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Plan to improve the highway by four-laning 8.3 km from Darcia Lake to Courtney Lake has completed the functional design stage. Project is currently in the detailed design stage. Tendering expected in Fall 2005.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2004
Project ID: 1093
Start: Late 2005
Finish: Fall 2006
Last Update: Dec 2004

Merritt

Active Mountain Park
Active Mountain Entertainment Corp. Ph: (604) 525-3330
Extensive development for the current site of the Merritt Mountain Music Festival include a 150-room hotel and convention centre, 200 houses, 95 townhomes, 18-hole pro golf course, Indy car race track, 3/4 mile trial oval race track for cars, 25,000-seat outdoor entertainment complex. Plans also include a 6,000-seat amphitheatre, outdoor multi-purpose arts and sports complex, an amusement park with water slides and roller coaster, a winery, brewery, 7 acre man-made lake, film and sound studios, a 350-seat arts theatre, restaurant, 700 fully-serviced RV pads in two parks, a convenience store, a gas station, nature walks, botanical gardens, and virtual-reality rides and games, campsites and parking for 5,000 cars. Lot A (148 acres) has been annexed to the City. Thompson Nicola Regional District approved re-zoning of Lot B (289 acres) to Commercial Comprehensive Entertainment. Phase 1 (golf course and amphitheatre) has received approval from the Agricultural Land Commission. Zoning in place and financing is being arranged.

Status: Proposed
Est. Cost ($ million): 250
First Entry: Dec 2000
Project ID: 716
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

Near Ashcroft

Ashcroft Ranch Landfill
Greater Vancouver Regional District Ph: (604) 432-9352
Proposed 200 ha landfill near Ashcroft to take municipal solid waste from the Greater Vancouver Regional District. The environmental, economic, social, heritage and health studies are underway and the application for an Environmental Assessment Act certificate was submitted in Summer 2004 and is currently under review. Public comment period completed in Oct 2004. Website: www.ashcroftranch.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2002
Project ID: 816
Start: Summer 2005
Finish: Summer 2006
Last Update: Dec 2004

Okanagan Falls

Ramada Skaha Lakeside Resort
Ramada Owners Group Ph: (250) 492-0237 (RD of Okanagan-Similkameen)
A proposed 4-storey, 130-room hotel on Seventh Ave in Okanagan Falls, 26 km from Penticton. Zoning amendments are required for the project to proceed. Project would create 20 full-time and 80 seasonal jobs once project is complete. Public hearing held Oct 6, 2004.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1173
Start: Summer 2005
Finish: Summer 2006
Last Update: Dec 2004

Oliver Region

Il Villaggio d'Asolo
Asolo Development Corp. Ph: (604) 871-4329
A mixed-use community based on agricultural activities is proposed for approx 150 acres of the Covert Farm, 5 km outside of Oliver. The village will serve tourists and residents with 1,400+ bed units in the form of hotel or time-share units, condominiums, villas, and farm clusters. An ALR application and rezoning are required. Phase 1 expected to start construction in late 2005. Website: www.asolo.ca

Status: Proposed
Est. Cost ($ million): 100
First Entry: Jun 2004
Project ID: 1057
Start: Late 2005
Finish: 2008
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

3. Thompson/Okanagan

Penticton

Penticton Secondary School Replacement
School District 67 (Okanagan Skaha) Ph: (250) 770-7713
Replacement of the existing secondary school with a new 1,500 student capacity, 13,685 sq m school. Feasibility study underway to confirm whether the school should be replaced or renovated. Funding is approved.

Status: Proposed
Est. Cost ($ million): 22
First Entry: Jun 2004
Project ID: 1153
Start: ?
Finish: ?
Last Update: Dec 2004

Penticton

Large Adaptive Reflector Radio Telescope
National Research Council of Canada Ph: (250) 493-2277
The Large Adaptive Reflector (LAR) is a very large steerable radio telescope with a reflecting surface 200 m in diameter. The reflector will be made of flat panels. The overall reflector shape will be adjusted by computer-controlled actuators. The receiver will be supported by a balloon 500 m above the reflector, controlled by 3 or more Kevlar-like cables and winches. The LAR will operate from 250 MHz to 22 GHz. Currently working on a prototype of the telescope. This proposal is very preliminary.

Status: Proposed
Est. Cost ($ million): 30
First Entry: Jun 2003
Project ID: 977
Start: 2009
Finish: 2010
Last Update: Sep 2004

Revelstoke

Mount MacKenzie Ski Resort
Mount MacKenzie Resorts Ltd.
Ph: (250) 426-1743 (Land and Water BC)
Proposed all-season ski resort near Revelstoke with 25 lifts, 100 ski and snowboard trails, and 1,984 hotel rooms to be built in five phases. The $100 million Phase 1 will include the construction of 5 chairlifts and 300- to 400-units of housing. The new resort will have a vertical drop of 1,945 m, the highest in North America. Approx 369 acres of private land at the base is slated to have an 18-hole golf course, a commercial development, and a residential development to include 556 single-family homes, 834 townhomes, 1,471 condominiums and several hotels. The Province gave approval to the project in early Dec 2004. A Master Development Agreement between the developer and the Province is expected to conclude in early 2005. Public and agency consultation is ongoing. Project is forecasted to create 1,300 construction jobs and 1,400 permanent jobs.

Status: Proposed
Est. Cost ($ million): 800
First Entry: Mar 1999
Project ID: 557
Start: Summer 2005
Finish: 2020
Last Update: Dec 2004

Salmon Arm

Edgewater Lakeside Living
688190 BC Ltd Ph: (250) 833-1009
A proposed 55-unit, 5-storey condominium building located at 555 Harbourfront Dr. Additional amenities include a workshop, fitness room and rooftop gardens. Architect: Hermanski Bernd Architect Inc. Website: www.edgewaterliving.ca

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2004
Project ID: 1164
Start: Mar 2005
Finish: Spring 2006
Last Update: Sep 2004

Vernon

Middleton Mountain Neighbourhood
Bear Paw Construction Ph: (250) 545-1361 (City of Vernon)
The Middleton Mountain Neighbourhood on the upper Kosmino lands will include single- and multi- family homes. Rezoning was approved in Jun 2004. Preliminary layout approval was given for 129 single-family and 10 multi-family dwelling lots.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1005
Start: Spring 2005
Finish: 2008
Last Update: Sep 2004

Vernon

Okanagan Hills Resort
YK Ranch Projects Ph: (250) 545-1361 (City of Vernon)
A major golf course with resort and residential accommodation is proposed. The neighbourhood plan and rezoning bylaw have been accepted by council. Located above Bella Vista, the resort consists of 735 acres and will include a championship 18-hole golf course development, similar to Predator Ridge, a commercial winery, a 150-room hotel, 600 Tourist Residential Units and 640 Resort Residential Units. A no-build restrictive covenant requires environmental reports, and subdivision and development agreements before construction can begin.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Sep 2003
Project ID: 1003
Start: Spring 2005
Finish: 2009
Last Update: Jun 2004

Vernon

Kristall Resort and Spa
Gernot Langes-Swarovski Group Ph: (250) 545-1361 (City of Vernon)
A 150-room hotel, 20,000 sq ft wellness spa and conference centre to be developed in 2 phases is integrated with the summit and existing reservoir. Also included is 4,500 sq ft of commercial space. The City of Vernon approved rezoning and the Community plan, and building permit application has yet to been submitted. Site preparation and servicing began in Fall 2003 and is currently underway. Architect: Cannon Johnston Architecture Inc. Website: www.vernon.ca

Status: Proposed
Est. Cost ($ million): 65
First Entry: Jun 2003
Project ID: 965
Start: Spring 2005
Finish: Summer 2006
Last Update: Dec 2004

Westbank

Crystal Mountain Ski Resort
Pheidias Project Management Ph: (250) 768-5189
3,800-bed ski hill development to include a hotel, townhouses, single-family dwellings and condos, 18-hole golf course, day lodge, restaurants, and conference centre. Proposal includes 11 new lifts. The Master Plan for overall development was approved in 2002. Master development agreement was complete Aug 2003 and an Official Community Plan amendment, to be followed by rezoning, is being pursued. Website: www.crystalresort.com

Status: Proposed
Est. Cost ($ million): 125
First Entry: Jun 1999
Project ID: 581
Start: Summer 2005
Finish: 2011
Last Update: Jun 2004

© Ministry of Small Business and Economic Development

STATUS: ON HOLD

Kamloops

Saddleback Hills
Saddleback Hills Development Corp.
Ph: (250) 828-3311 (Kamloops City)
Proposed residential development to include 32 townhouses and 200 single-family dwellings and 48 lots for development into small family homes or duplexes. Rezoning approved. Project is on hold until market conditions change.

Status: On hold
Est. Cost ($ million): 50
First Entry: Dec 1997
Project ID: 262
Start: ?
Finish: ?
Last Update: Jun 2004

Kelowna

Conservatory Towers
Warren Neufeld Ph: (250) 763-6011 (Kelowna City)
Proposed four structures on a 17 acre site at the intersection of Valley and Glenmore Roads. Four structures of 8-, 12-, 16- and 20-storeys and 2-storey townhouses for a total of 1.25 million sq ft will eventually house 2,500 people and include a 150-bed extended-care facility, 30,000 sq ft garden, markets and amenities. All permits have been issued but project continues to be on hold. Project Co-ordinator: Warren Neufeld.

Status: On hold
Est. Cost ($ million): 150
First Entry: Sep 1997
Project ID: 271
Start: Sep 2002
Finish: 2013
Last Update: Sep 2004

Lytton

Lytton Cogeneration Plant
Spatsum Lumber (Lytton) Ltd.
Ph: (250) 377-8673 (Thompson-Nicola Regional District)
Planned 25 MW electricity generation plant to use wood residue from Lytton Lumber as well as demolition and construction waste to generate and deliver 175 GWh of electricity. Project was selected for BC Hydro's green power generation call for tenders, however a bid was not submitted for the most recent (Aug 2003) call for bids. Project is not being pursued.

Status: On hold
Est. Cost ($ million): 25
First Entry: Dec 1997
Project ID: 278
Start: ?
Finish: ?
Last Update: Sep 2004

Osoyoos

Osoyoos Lake Resort
Osoyoos Lake Development Corp.
Ph: (250) 495-6195 (City of Osoyoos)
Osoyoos centre hotel to contain 197 suites, a convention centre, a spa, restaurant and lounge to be developed in two phases. Project has been put on hold while alternative plans are considered. Architect: Cornerstone Architects.

Status: On hold
Est. Cost ($ million): 15
First Entry: Jun 2003
Project ID: 976
Start: ?
Finish: ?
Last Update: Sep 2004

Vernon

Turtle Mountain Residential Development
R D Lewis & Associates Ltd Ph: (250) 374-5252
Proposed development on Turtle Mountain located west of city to include single-family, townhouse and apartment units. Project is in the planning stages and rezoning has been applied for. Traffic studies are also being conducted. Financing is not yet in place - project is on hold.

Status: On hold
Est. Cost ($ million): 15
First Entry: Sep 2001
Project ID: 771
Start: ?
Finish: ?
Last Update: Jun 2004

Yale

Inland Pacific Connector Pipeline
Terasen Pipelines Inc. Ph: (604) 576-7300
Proposed 237 km pipeline will connect the recently completed southern crossing pipeline at Oliver to the regional marketing hub at Huntington near Abbotsford. Existing Kitchener compressor station will be upgraded. Four new compressor stations will be constructed as well as relocation and expansion of the odorant facility to the new compressor station site at Yahk. Review under the BC Environmental Assessment Act has been suspended. The project is being deferred due to market conditions but information sharing and consultation is ongoing. Website: www.terasengas.com

Status: On hold
Est. Cost ($ million): 495
First Entry: Mar 2001
Project ID: 724
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Golden

Border Infrastructure Project - Kicking Horse Pass Highway 1 Improvements
BC Ministry of Transportation/Government of Canada
Ph: (250) 354-6187
A joint federal-provincially funded program of infrastructure improvements to improve trade corridors linking the province's border crossings. This project will be constructed in phases. Phase 1 includes replacement of the Yoho Bridge, and upgrading 3.2 km of the Trans-Canada Highway from 2 lanes to 4 lanes. The $23 million bridge replacement contract was awarded to Peter Kiewit Sons Ltd in 2002 and completed construction in late Sep 2004. It also includes realignment of a 1.2 km section of four-lane highway to the east of the Yoho (Five-Mile) Bridge. This contract was awarded in Jul 2004 and the work is expected to be completed in 2006. Phase 2 involves replacing the 10 Mile (Park) bridge and upgrading and reconfiguration of 4.5 km on the approaches to either side of the new bridge. Surveying, geotechnical work, environmental assessment and preliminary design have been completed on the Park (10 Mile) Bridge, where construction will begin in late 2005, with completion expected for Nov 2007. Website: www.kickinghorsecanyon.ca

Status: Construction started
Est. Cost ($ million): 125
First Entry: Mar 2003
Project ID: 919
Start: Summer 2003
Finish: Nov 2007
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

3. Thompson/Okanagan

Golden

Kicking Horse Ski Resort
Golden Peaks Resort Inc. Ph: (403) 245-8301
Expansion of existing ski resort with upgrades to facilities. Master Plan completed and approved. The phased development will include six ski lifts, a gondola, commercial development, 440 rooms in three hotels, 150 chalet units, 300 townhomes and 65 detached homes. The 51-unit Mountaineer Lodge is under construction, with completion expected in Apr 2005. Partners are Grouse Mountain Resorts Ltd and Ballast Nedam International. Website: www.kickinghorseresort.com

Status: Construction started — Start: Spring 2000
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Jun 2004
Project ID: 394

Kamloops

Afton Copper/Gold Project
DRC Resources Corporation Ph: (604) 687-1629
The pre-feasibility study for the Afton Copper-Gold Project outside Kamloops was completed Oct 2003, and a feasibility study is nearly complete. Exploration over the past 2 years has been in a pit previously owned by Teck Cominco. Contract for the exploration decline and ancillary underground development was awarded to Ross Finlay 2000 Inc. The final contract for the exploration decline and ancillary underground development was awarded to Procon Mining and Tunnelling Ltd and excavation began in Fall 2004. Construction is underway on the portal facility. Financing is currently being arranged through a private placement. Exploration is continuing. Website: www.drcresources.com

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 140 — Finish: Summer 2005
First Entry: Sep 2003 — Last Update: Dec 2004
Project ID: 995

Kamloops

Terasen Pipeline Capacity Upgrade
Terasen Pipelines Inc. Ph: (403) 514-6450
Planned pipeline system upgrade from Edmonton to the BC Lower Mainland (Burnaby), in two phases. The system's current capacity is approx 172,000 barrels/day, and the modifications will provide an additional 108,000 barrels/day. BC portions of the project include repair and reactivation of an 81 km section of pipeline between Kamloops and Darfield, and upgrading existing pump stations. Upgrade on the pipeline is complete and work on the pump stations is well underway. Website: www.terasenupgrade.com

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 16 — Finish: Jun 2005
First Entry: Jun 2003 — Last Update: Sep 2004
Project ID: 973

Kamloops

Trucking Service Area
Atrium Mortgage Corp/City of Kamloops/BC Government
Ph: (250) 374-1322
A truck service centre, hotel, fast-food services, an industrial park and residential development is under construction at Campbell Creek. A highway interchange at O'Connor Rd was built to replace two intersections and 2.4 km of the TransCanada were realigned from Main Rd to east of Peerless Rd. Three partners are involved - Atrium Mortgage Corp, the City of Kamloops and the BC government contributed to the highway interchange and frontage road construction. Roadwork is complete. A building permit application has been received for the truck stop, service centre and other buildings.

Status: Construction started — Start: Fall 2004
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Jun 1999 — Last Update: Dec 2004
Project ID: 568

Kamloops

Kamloops-On-The-Lake (Six Mile Ranch) Complex
Pagebrooke Inc. Ph: (250) 314-0660
Resort development on Six Mile Ranch site (Kamloops Lake Ranch and Country Club) on 400 ha. The project will include a golf course and practice facilities, marina, 950 housing units, three hotels, a theme village and continuation of the cattle operations and equestrian centre.

Status: Construction started — Start: Spring 2001
Est. Cost ($ million): 180 — Finish: 2010
First Entry: Dec 1997 — Last Update: Mar 2004
Project ID: 264

Kamloops

Sun Rivers Community
Sun Rivers Development Corp. Ph: (250) 828-9989
Development of a country club, residential units, school, and retail and commercial space on a 460 acre site near Hwy 16. The project will eventually contain 2,000 single- and multi-family residential units, with eight phases in total. An 18-hole golf course and a driving range are complete, and construction on the clubhouse began in Summer 2004. Development of Phase 1 of the single-family units: The Fairways, a 9-townhouse unit, and the Sagewood are complete. Construction of the Mariposa and Trillium neighbourhoods are well underway. The Rosewood, which will have 60 units, has utility work underway, and the Ninth Green, a 41-unit adult community, is under construction. Website: www.sunrivers.com

Status: Construction started — Start: 1997
Est. Cost ($ million): 450 — Finish: 2010
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 282

Kamloops

Royal Inland Hospital Expansion
Royal Inland Hospital Ph: (250) 374-5111
Addition and alterations include construction of a 2-storey, 44-bed tertiary psychiatric facility. A new generator set switch and improved roadways valued at $2.3 million are under construction and the redevelopment of the hospital's second floor valued at $22 million was awarded to PCL Monad Constructors Inc. in Sep 2003.

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 40 — Finish: Summer 2006
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 265

Kamloops area

Sun Peaks Ski Resort
Sun Peaks Resort Corp. Ph: (250) 578-7222
Development of 23,000-beds as part of a long-term plan to be developed in four phases. Phase 1 is complete, which included the 230-room Delta Sun Peaks Hotel and a $70 million expansion to skiing on Mt. Morrissey which opened up 600 acres of new terrain. In 2004, the chairlift capacity was doubled on this mountain. The back nine of the golf course was completed in Summer 2004. Trapper's Landing, 40-units of townhouses, 4-plexes and duplexes, is under construction and expected to complete by Feb 2005. Trail's Edge has 58 townhouse units and was completed Jun 2004. Stone's Throw is a two phase, 60-unit condominium development, of which Phase 1 is currently under construction and expected to complete in Dec 2005. Phase 2 is expected to start construction in Summer 2005. Woodhaven is a 48-unit condominium project which be developed in the near future. A 7,000 sq ft golf maintenance building began construction in Jun 2004 and completed in Fall 2004. In summary, Phase 1 of the overall plan is nearing completion with 6,000 bed units. Phase 2 of 4 phases will include an additional 6,000 bed units. Website: www.sunpeaksresort.com

Status: Construction started — Start: 1993
Est. Cost ($ million): 635 — Finish: 2015
First Entry: Dec 1997 — Last Update: Dec 2004
Project ID: 284

© Ministry of Small Business and Economic Development

Kamloops to Golden

Highway 1 Upgrading
BC Ministry of Transportation Ph: (250) 828-4220
Multi-year plan to improve Hwy 1, the TransCanada Hwy, from Cache Creek to the Rockies. Individual projects will be approved and completed on an annual basis. Upgrade to four lanes from Broderick to Ford of a 4.2 km section, by Emil Anderson Construction, completed in Fall 2004. Construction on bridge replacement and upgrades at the Woods Overhead (1.5 km between km 51.8 and km 53.9) completed in Fall 2004 by Dawson Construction Ltd of Kamloops. Feasibility review of various concepts is complete for the East Kamloops/Valleyview traffic. Estimated cost for Cache Creek to Kamloops is $70 to $80 million. Highway re-alignment to be completed 2006. Also see separate entry for Kicking Horse Pass Hwy 1 Improvements. Total value of all Highway 1 upgrade projects is estimated at $700 million.

Status: Construction started
Est. Cost ($ million): 134
First Entry: Dec 1997
Project ID: 260
Start: Late 2000
Finish: 2007
Last Update: Dec 2004

Kelowna

Bell Mountain Estates and Golf Resort
Bell Mountain Estates Ph: (250) 765-6898
Major development to include single-family homes, condominiums, townhouses and quarter share villas which will be built in eight phases. Phase 1 will consist of 17 single-family lots on Henderson Dr. Phase 2 will consist of 28 single-family homes, three villa developments, including Casa Vita Villas, Tuscana Villas and Chianti Villas, which will contain single- and semi-detached villas/duplexes. Phase 2 will also include two multi-family condominium/townhouse developments, including the Tuscan Gateway, which will be a 3-storey building containing 20- to 25-units, and Terraza Ridge, which will be 6 to 8 townhouse units and a 20- to 24-unit condominium. Plans also include the Bell Mountain Golf Course, which is an 18-hole, 6,700 yd course designed by Cooke Carleton International Golf Course Architects, and the Clubhouse will include a practice green, outdoor skating rink, and coffee shop. The Tuscan Sun Resort is a hotel which will contain 100-suites, a restaurant/pub, spa, gym, pool, retail space and underground parking. The Rialto Plaza 1 and 2 will be two buildings with small retail shops, offices and services with 5 residential units above each, and underground parking. Website: www.bellmountainestates.com

Status: Construction started
Est. Cost ($ million): 164
First Entry: Dec 2004
Project ID: 1280
Start: Summer 2004
Finish: 2011
Last Update: Dec 2004

Kelowna

Centuria High Rise and Commercial Development
Lake Placid Developments Inc. Ph: (250) 763-6011 (Kelowna City)
16-storey, L-shaped residential tower containing 147 condominiums and 5 townhouses at the corner of Bernard Ave and Gordon Dr, formerly the site of Peoples IGA. Project includes 45,000 sq ft of retail including a pharmacy, coffee shop, restaurant, bakery, professional office space, an 800 sq m spa, and 290 underground parking spaces. Architect: BKDI Architects.

Status: Construction started
Est. Cost ($ million): 75
First Entry: Dec 2004
Project ID: 1240
Start: Fall 2004
Finish: Late 2005
Last Update: Dec 2004

Kelowna

Missionwood Retirement Resort
Pacific Sun Enterprises Ltd Ph: (250) 763-6011 (Kelowna City)
Retirement resort to be built in 2 phases with a total of 196,000 sq ft. Phase 1 consists of 87-units in two 4-storey buildings which will complete construction in May 2005, and Phase 2 is 84-units in two additional 4-storey buildings, to start in late 2005. Additional amenities include an indoor swimming pool, computer lab, hair salon, beauty parlor, theatre, and exercise room.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1268
Start: Spring 2004
Finish: Late 2006
Last Update: Dec 2004

Kelowna

Park Place Residential Tower
Ph: (250) 763-6011 (Kelowna City)
18-storey residential development on Baron Rd near the Orchard Park Shopping Centre. General contractor: Stuart Olson Constructors. Website: www.parkplacekelowna.com

Status: Construction started
Est. Cost ($ million): 18
First Entry: Dec 2004
Project ID: 1233
Start: Fall 2003
Finish: Spring 2005
Last Update: Dec 2004

Kelowna

The Cannery Lofts
The Webster Group Ph: (250) 763-6600
60 loft-style homes bounded by Ellis and Doyle Avenues near the waterfront in Kelowna's downtown. Architects: Water Street Architecture and Meiklejohn Architects. Website: www.thecannerylofts.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Dec 2004
Project ID: 1232
Start: Summer 2004
Finish: Spring 2006
Last Update: Dec 2004

Kelowna

Bellasera Tuscan Villas & Piazza
Bellasera Land Corp. Ph: (250) 765-5252
Development containing 58 villas in a 2-storey building located at 3101 Country Club Dr at the Okanagan Golf Club. Additional amenities include an outdoor pool, fitness centre, putting green and piazza. Architect: SSE Architecture. Website: www.bellasera.ca

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1179
Start: Summer 2004
Finish: Summer 2005
Last Update: Sep 2004

Kelowna

Mission Creek Towers
Starline Enterprises Ph: 1-800-663-5770
Two 9-storey condominium buildings located at 1966 Durnin Rd. Architect: Points West Architecture.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Mar 2004
Project ID: 1087
Start: Nov 2003
Finish: Early 2007
Last Update: Mar 2004

3. Thompson/Okanagan

Kelowna

Discovery Pointe Resort - 1128 Sunset Drive
Pointe of View Developments Ph: (250) 861-5225
A second tower of 21-storeys with 130-units, including townhomes, is under construction next door to Discovery Bay Resort. Additional amenities include both an indoor and outdoor pool and hot tub, a fitness room, media room, and tennis court. Website: www.pointeofview.com

Status: Construction started — Start: Mar 2003
Est. Cost ($ million): 50 — Finish: Spring 2005
First Entry: Dec 2002 — Last Update: Dec 2004
Project ID: 848

Kelowna

Royal Private Residence Club
RIT Royal Hotel Ph: (250) 868-5678
67 fractional and fully-owned condos in a 5-storey building are being constructed as part of the Grand Hotel complex on the Okanagan Lake waterfront on Water St. Additional amenities include a rooftop pool, fitness centre and health spa. Architect: BKDI Architecture. General Contractor: Greyback Construction Ltd. Website: www.royal-kelowna.com

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 45 — Finish: Spring 2006
First Entry: Sep 2002 — Last Update: Dec 2004
Project ID: 828

Kelowna

Landmark Corporate Campus
Stober Construction Ph: (250) 763-6011 (Kelowna City)
Three buildings to house high-tech development on Dolphin Ave. The first and second building, each 6-storeys, are complete. A rezoning and development permit application have been submitted for the third building.

Status: Construction started — Start: Early 2001
Est. Cost ($ million): 25 — Finish: Fall 2005
First Entry: Dec 2000 — Last Update: Dec 2004
Project ID: 702

Kelowna

Mission District Park
City of Kelowna Ph: (250) 862-3381
Development of 42 ha on Gordon Dr south of Mission Creek as a recreational area that includes hockey rinks, tennis courts, a swimming pool and commercial development (sports bar, fitness club and physiotherapy offices) over a 20 year period. Widening of Gordon Rd, Ring Rd and servicing was completed Summer 2003. Construction of twin hockey rinks was completed Sep 2003. Construction of twin indoor soccer fields and a parking lot were completed in Summer 2004. Currently under construction are an indoor running track, fitness studio and restaurant.

Status: Construction started — Start: Nov 2002
Est. Cost ($ million): 50 — Finish: 2020
First Entry: Dec 2000 — Last Update: Sep 2004
Project ID: 697

Kelowna

The Pointe at Quail Ridge
Pointe of View Developments Ph: (250) 765-8687
Original project included phased development of approx 880 multi- and single-family units adjacent to existing single-family units, a golf course and lodge. Parts of site were then sold to other developers. Current project includes 118 condominium units in two 4-storey wood frame buildings next to the Okanagan Golf Club. Additional amenities include a pool and hot tub.

Status: Construction started — Start: Fall 2003
Est. Cost ($ million): 15 — Finish: Spring 2005
First Entry: Jun 1998 — Last Update: Dec 2004
Project ID: 447

Kelowna

Glenmore Highlands Development
Glenwest Developments Inc Ph: (604) 739-7526 (Ekistics)
Construction of 2,800 housing units made up of single-family homes, townhouses, row houses including some 3- to 4-storey apartment buildings, 10,000 sq ft of convenience commercial areas, an elementary school and a park between Glenmore and Clifton Roads. Total area is 720 ha. Phase 1 includes 450 single-family units and is under construction. Phase 2 includes the school, some commercial space and a total of 1,250 single- and multi-family units including townhouses and apartments, and is expected to start construction in Fall 2005. Rezoning for the balance of the property is complete. Architect: Ekistics Town Planning Inc.

Status: Construction started — Start: Summer 2002
Est. Cost ($ million): 45 — Finish: 2020
First Entry: Mar 1998 — Last Update: Sep 2004
Project ID: 267

Kelowna

Big White Ski Resort Expansion
Big White Ski Resort Ltd. Ph: (250) 768-6900
Long-term program of ongoing ski hill developments, including a licence to build up to 22,000 bed units; presently there are approx 13,000 bed units available. Approx 330 beds were completed for the 2003/2004 season, as well as an outdoor skating rink, season pass holder 250-seat facility, four log cabins, expanded mini-snowmobile track and minor upgrades. Construction in the 2004/2005 season includes 250 single- and multi-family condo units ($100 million sale value), two new chair lifts, terrain changes, and new grooming machines. A 20 ha terrain park for professional snowboard training and competition started construction in Summer 2004. Website: www.bigwhite.com

Status: Construction started — Start: Jun 1992
Est. Cost ($ million): 250 — Finish: Summer 2009
First Entry: Dec 1997 — Last Update: Sep 2004
Project ID: 283

Merritt

Highway 97A Upgrades
BC Ministry of Transportation Ph: (250) 828-4297
Upgrades on Hwy 97A at the Swan Lake interchange and Larkin Rd to be done in phases. Phase 1: new overpass at Swan Lake Interchange and increasing highway from two to four lanes from new overpass to Larkin Rd completed in Nov 2004. Phase 2: increasing from two to four lanes between Larkin Rd to Pleasant Valley Rd is in the design stage, which is expected to be complete by late Spring 2005, with tendering in Fall 2005. AEL Equipment Corp. of Merritt is upgrading 4.6 km of Hwy 97 and 97A north of Vernon.

Status: Construction started — Start: Aug 2003
Est. Cost ($ million): 22 — Finish: Fall 2006
First Entry: Mar 2002 — Last Update: Dec 2004
Project ID: 803

© Ministry of Small Business and Economic Development

Osoyoos

Casa del Lago Pioneer Village
Co-operators Development Corp & VanTel/Safeway Credit Union
Ph: (250) 495-8020
109 condominiums and 67 townhouses located at 7600 Cottonwood Dr on Osoyoos Lake. There are 9 phases in total. Phase 1, a 4-storey development that contains 38 condominiums and 17 townhouses, is nearly complete. Phases 2 to 7 are 20 townhouses, Phase 8 contains 40 apartments and 18 townhouses, and Phase 9 contains 31 apartments and 12 townhouses. Additional amenities include an outdoor pool and a recreation centre. Website: www.casa-del-lago.ca

Status: Construction started
Est. Cost ($ million): 40
First Entry: Sep 2004
Project ID: 1171
Start: Summer 2003
Finish: Summer 2008
Last Update: Sep 2004

Osoyoos

The NK'MIP Project
Osoyoos Indian Band Ph: (250) 495-2684
Development of a 1,200 acre parcel on Osoyoos Lake to include an RV park, desert heritage and interpretative centre, an 18-hole golf course, a winery, 125-room boutique hotel, and a store/gas bar with other tourist attractions. An all-season RV park with 72 fully-serviced sites is in operation. Phase 1 of the heritage centre is complete. Also completed is a 6,000 sq ft Nk'mip (pronounced Inkameep) winery and a 9-hole golf course. The Spirit Ridge Vineyard Resort (quarter share villas and condos) with a spa started construction in Dec 2004 and is expected to finish in Fall 2005. Website: www.nkmipdesert.com

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2000
Project ID: 698
Start: Fall 2000
Finish: Spring 2006
Last Update: Dec 2004

Peachland

Lakeshore Gardens Residential Resort
R480 Enterprises Ltd. Ph: (250) 767-5253
101 condominiums in a 3-storey building located at 3996 Beach Ave on Lake Okanagan. Additional amenities include a swimming pool, fitness and barbecue centres and meeting room. Architect: HMA Architects. Website: www.lakeshoregardens-peachland.com

Status: Construction started
Est. Cost ($ million): 20
First Entry: Sep 2004
Project ID: 1169
Start: Jun 2004
Finish: Jun 2005
Last Update: Dec 2004

Penticton

Lakeview Terraces Condominiums
Lakeview Terraces Joint Venture Ph: (250) 493-0940
50 resort-style condominiums in 4 terraced buildings at 250 Marina Way is being coordinated with a $1.5 million upgrade by the City of Penticton along the eastern portion of the Okanagan Lake waterfront. General Contractor: Greyback Construction Ltd.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1234
Start: Early 2004
Finish: Jun 2005
Last Update: Dec 2004

Penticton

Okanagan Lake Park Highway Improvements
Ministry of Transportation Ph: (250) 356-7707
Widening of a 5 km section of Hwy 97 to provide four lanes between Peachland and Summerland. Project was awarded to Emil Anderson Construction.

Status: Construction started
Est. Cost ($ million): 16
First Entry: Jun 2003
Project ID: 971
Start: Apr 2004
Finish: Spring 2005
Last Update: Jun 2004

Summerland

Summerland Seniors Village
Interior Health Authority Ph: (250) 862-4200
146-unit seniors care facility on a 4.5 acre site on Atkinson Rd. Project Manager: Retirement Concepts (Vancouver).

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 2004
Project ID: 1245
Start: Dec 2004
Finish: Oct 2005
Last Update: Dec 2004

Summerland

Aston Summerland Resort
Summerland Resort Properties Ltd. Ph: (604) 657-0251
76-unit luxury suite strata hotel on Lake Okanagan near Summerland beside the yacht club. Amenities include an outdoor pool, spa, barbecue area, coffee bar, and fitness room. Phase 1, the Developer, is nearly sold out. Phase 2, which consists of 29-suites, is about to be marketed. Architect: Cornerstone Architecture. Website: www.summerlandresort.com

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2002
Project ID: 835
Start: May 2003
Finish: Fall 2005
Last Update: Sep 2004

Vernon

Anderson Business Park
Ph: (250) 545-1361 (City of Vernon)
This project is situated north of 48th Ave (Silver Star Rd) and east of Hwy 97 (32nd). The business park includes a Real Canadian Superstore (170,000 sq ft), retail shopping complex, call centre, bank and tourist service buildings. Construction has started on a number of buildings. Development permits have been approved for the Real Canadian Superstore, Andres Commercial Complex and Vandevco. Development permit application for Home Depot is under review, and Kal Tire is expected to submit an application in the near future.

Status: Construction started
Est. Cost ($ million): 15
First Entry: Sep 2003
Project ID: 1004
Start: Spring 2003
Finish: Fall 2005
Last Update: Sep 2004

Vernon

Silver Star - Foothills Residential Development
Freestone Enterprises Ph: (250) 558-5842
Freestone Enterprises is taking over the development of the Silver Star Foothills residential development which includes several hundred lots with single- and multi-family homes, a village/ commercial area and park sites. Copper Mountain Place, a residential area with single-family dwellings, and the Fortress Crescent, neighbourhoods are complete. The Foothills Place and Foothills Crescent neighbourhoods are currently under construction.

Status: Construction started
Est. Cost ($ million): 30
First Entry: Sep 2003
Project ID: 1006
Start: Spring 2003
Finish: Summer 2009
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

3. Thompson/Okanagan

Vernon

Predator Ridge Golf Resort Development
Predator Ridge Developments Ltd. Ph: (250) 542-3436
New resort community near Vernon which includes an expansion to the existing golf course (completed - 27 holes), 51 golf-cottages, an executive-suite hotel, spa and wellness centre, a town centre, and 2,120 housing units (single- and multi-family) to be developed over 15 years. Construction is on 400 acres of a 1,200 acre site. Phase 1, a 237-unit single- and multi-family subdivision, which includes a Lodge, spa and wellness centre, began construction in Oct 2003 and is complete. Phase 2 and 3, with 27 units each, is under construction and expected to complete in Spring 2005. An open house was held in Oct 2003 to present a new master plan, which later received approval. Architect: The Hulbert Group. Website: www.predatorridge.com

Status: Construction started
Est. Cost ($ million): 500
First Entry: Jun 1999
Project ID: 576
Start: Summer 1999
Finish: 2014
Last Update: Sep 2004

Vernon

Silver Star Ski Resort Expansion
Silver Star Mountain Resorts Ltd & Concert Properties Ltd
Ph: (250) 765-3101
As part of a ten-year resort master plan, there are numerous ongoing projects. Concert Properties built 12 townhomes and a 40-unit condominium building in 2003. The 54-unit Snowbird Lodge in the Village began construction in Spring 2004. The newest neighbourhood, the Ridge, will have approx 100 building lots with provision for single-family and duplex homes. Website: www.skisilverstar.com

Status: Construction started
Est. Cost ($ million): 150
First Entry: Jun 1999
Project ID: 559
Start: 1999
Finish: 2009
Last Update: Jun 2004

Vernon

First Okanagan Shopping Centre
First Professional Management Ph: (416) 493-9112
Big-box anchor shopping centre will include Revy and Wal-Mart on 41 acres (327,000 sq ft) on the old Anderson Ranch. Several buildings in Phases 1 to 6 are complete. There are 45,000 sq ft left to develop. Architect: Brian Quiring.

Status: Construction started
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 505
Start: Spring 2001
Finish: Fall 2005
Last Update: Jun 2004

STATUS: COMPLETED

Kamloops

Kamloops Water Treatment Plant
Kamloops City Ph: (250) 828-3467
A membrane-filtration system combined with a groundwater supply to provide water to Kamloops residents. Approval obtained for a 40,000 to 48,000 cu m/day groundwater collector well, within the Kamloops aquifer, and a $36 million membrane treatment plant. Construction contract awarded to Graham Construction. Project planner: Urban Systems.

Status: Completed
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 535
Start: Apr 2003
Finish: Nov 2004
Last Update: Dec 2004

Vernon

Vernon Sewage Treatment Plant
Vernon City/Coldstream City Ph: (250) 545-1361
New plant to treat sewage from Vernon and Coldstream in a partnership between the two communities. The site will be in the same location as the existing sewage treatment plant on 25th Ave. Construction of the new plant completed in late 2004, and will be followed by de-commissioning and removal of old plant works.

Status: Completed
Est. Cost ($ million): 22
First Entry: Mar 2001
Project ID: 731
Start: Fall 2002
Finish: Late 2004
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

Kootenay Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Generally mountainous with north-south valleys.

Land Area in Sq. km. : 59,488
Population Density / Sq. km. (2003) : 2.6
Economic Base : Mining, mineral processing, forestry and wood fiber processing.

Selected Demographic Characteristics

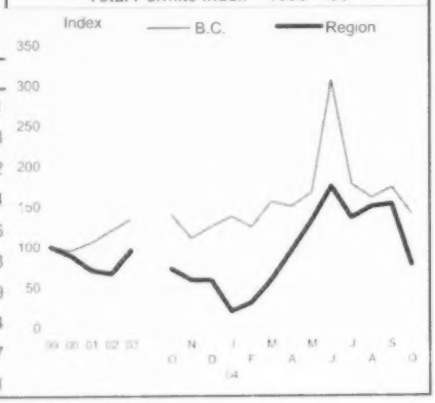
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	10.0	32.0	16.6	33.8	26.3	11.7	130.3	42.6	0.547	0.152	0.699	1976
1981	10.9	30.5	18.0	42.2	26.6	14.5	142.7	50.5	0.476	0.166	0.643	1981
1986	10.2	27.6	13.1	42.6	27.0	16.7	137.2	52.1	0.457	0.202	0.659	1986
1991	9.1	26.8	11.7	43.2	28.7	18.7	138.1	53.6	0.429	0.223	0.653	1991
1996	8.8	29.2	12.6	45.3	35.9	20.9	152.8	60.8	0.405	0.223	0.628	1996
2001	6.9	26.9	14.7	39.0	41.2	22.8	151.5	63.3	0.356	0.241	0.597	2001
2006	6.3	22.9	16.5	36.0	46.3	25.0	153.1	68.4	0.295	0.253	0.548	2006
2011	7.1	19.6	14.7	38.8	48.4	27.6	156.3	73.5	0.262	0.270	0.532	2011
2016	7.7	18.9	12.4	42.4	45.4	32.3	159.2	76.7	0.265	0.322	0.587	2016
2021	7.4	20.3	10.2	45.3	41.0	37.2	161.4	77.6	0.287	0.386	0.673	2021
2026	6.7	21.0	10.1	43.2	39.6	41.6	162.2	77.7	0.299	0.448	0.746	2026
2031	6.1	20.3	11.2	38.0	42.5	43.4	161.6	78.5	0.288	0.473	0.761	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	168.5	52.4	8.9	37.2	6.3	116.1	1,231
1997	178.3	59.8	8.9	29.6	21.4	118.4	1,073
1998	186.9	55.3	7.0	34.8	13.6	131.6	1,252
1999	244.8	98.6	18.0	63.6	17.0	146.2	1,274
2000	219.0	87.0	27.8	44.0	15.3	132.0	1,036
2001	174.3	61.9	8.8	18.3	34.7	112.4	803
2002	164.2	35.1	6.5	23.5	5.0	129.1	789
2003	234.6	54.8	5.9	25.0	21.3	179.8	1,054
YTD Oct '03	210.6	49.5	5.3	22.9	21.3	161.1	917
YTD Oct '04	209.2	53.9	10.0	23.0	20.9	155.2	811



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

Kootenay Development Region

Population of Major Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate			2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Kootenay		**151,487**	**152,370**	**153,398**	**153,256**	Rossland	C #	3,804	3,773	3,760	3,680
Cranbrook	C #	19,281	19,580	19,564	19,608	Invermere	DM #	2,983	3,016	3,122	3,140
Nelson	C #	9,703	9,637	9,765	9,784	Elkford	DM	2,702	2,697	2,703	2,676
Trail	C	7,905	7,989	7,925	7,816	Fruitvale	VL	2,114	2,085	2,110	2,056
Castlegar	C #	7,307	7,302	7,256	7,755	Nakusp	VL	1,772	1,783	1,787	1,785
Kimberley	C	6,767	6,772	6,792	6,927	Warfield	VL	1,815	1,810	1,770	1,746
Fernie	C	4,812	4,896	4,901	5,040	Salmo	VL	1,169	1,178	1,156	1,137
Creston	T	5,004	4,993	5,042	5,039	Montrose	VL	1,114	1,115	1,112	1,087
Grand Forks	C #	4,230	4,163	4,163	4,173	Kaslo	VL	1,077	1,058	1,066	1,068
Sparwood	DM	3,978	4,006	4,002	3,988	Radium Hot Spring	VL	608	643	699	747

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality, # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount, all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services

STATUS: PROPOSED

Castlegar

Arrow Lakes Generating Station Intake Channel Reconstruction
Columbia Power Corporation Ph: (250) 365-8585
Major repairs to the 1500 m concrete lining of the intake to the Arrow Lakes Generating Station (formerly named the Keenleyside Dam) which was completed in Spring 2003). Temporary repairs are underway. Permanent repairs to be undertaken in late 2005.

Status: Proposed
Est. Cost ($ million): 15
First Entry: Jun 2004
Project ID: 1130
Start: Late 2005
Finish: Fall 2006
Last Update: Sep 2004

Cranbrook

Cranbrook Airport Expansion
Cranbrook City Ph: (250) 426-4211 (City of Cranbrook)
Proposed 900 m extension to the airport runway and a 1,100 sq m expansion of the existing terminal.

Status: Proposed
Est. Cost ($ million): 14
First Entry: Mar 2003
Project ID: 930
Start: Spring 2005
Finish: Fall 2006
Last Update: Mar 2004

Fernie

Blackstone Resort Development
Schickedanz Properties Ph: (403) 239-1952
A maximum of 1,484 equivalent residential units. Single- and multi-family residential and accommodation development, condominium hotels, 120-room hotel and conference centre, mixed use residential, a clubhouse, 4.7 acre spa and wellness centre, 1.9 acre entertainment centre, recreation amenities, and a 2 acre commercial development. A resort-oriented 18-hole golf course and driving range, designed by the Greg Norman Group, with a mixed commercial/ accommodation clubhouse will also be built. Preliminary approval has been obtained from the City.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Sep 2002
Project ID: 832
Start: Fall 2005
Finish: 2009
Last Update: Dec 2004

Fernie Region

Southeast Lodgepole Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to produce 1 to 1 ó million tonnes of coal per year. Currently in the early development stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1231
Start: Early 2007
Finish: 2009
Last Update: Dec 2004

Grand Forks

Cascade Heritage Power Park
Sea Breeze Power Corp. Ph: (604) 689-2991
Proposed 25 MW hydroelectric generating facility, enough to power 13,750 homes, along the Kettle River near Christina Lake on a former site of a small hydroelectric plant that generated power until 1919. The new plant will include a museum and walking trails to recognize the historic site. Currently in Environmental Assessment Act review - public comment period is completed - review timelines were removed to allow for time to respond to public comments.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 1998
Project ID: 509
Start: Fall 2005
Finish: Fall 2007
Last Update: Sep 2004

Invermere area

Jumbo Glacier Alpine Ski Resort
Glacier Resort Ltd. Ph: (604) 662-8833
Development proposal for a 5,925 ha controlled recreation area on four glaciers in the Jumbo Valley near Invermere. Plans to develop a 104 ha resort area including lift access to the glaciers, ski lodge and tourist resort facilities, hotels, retail shops, restaurants and single-family residences will be constructed in three-phases. The final size of the resort is 6,250 beds, including 750 beds for staff accommodation. The first phase would include two chairlifts, a gondola and three T-bars. Project was given Environmental Assessment approval in mid-Oct 2004, enabling the Master Development Agreement to be completed and development to proceed. Project must undergo a review by Land and Water BC and receive approval from the East Kootenay Regional District. Website: www.jumboglacierresort.com

Status: Proposed
Est. Cost ($ million): 522
First Entry: Dec 1997
Project ID: 293
Start: Spring 2006
Finish: 2026
Last Update: Dec 2004

Radium

Elk Park Ranch Housing Development
Schickedanz Bros. Ltd. Ph: (403) 239-1952
Proposed development includes 50-room hotel, 250 housing units, and up to 455-units of tourist accommodation, a large recreational vehicle park, swimming pool, mini-golf and water park. Infrastructure for housing is complete. Parts of the proposal required removal of land from the Agricultural Land Reserve, which was approved. The proposal is being redesigned, and will not include tourist accommodations, and zoning is required. A boundary extension has been approved by council and needs final approval from the province.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Dec 1998
Project ID: 514
Start: Summer 2005
Finish: 2009
Last Update: Sep 2004

Rossland

Red Mountain Ski Resort Expansion
Red Resort LP Ph: (250) 362-5199
Proposed development to be constructed in 5 phases over 10 years. Plans include upgrading ski lifts and expanding ski terrain. Residential developments include 1300 housing units, including 100 single-family lots as well as condominium and hotel units. Phase 1 includes a ski services building and 88 condominium units. Website: www.redresort.com

Status: Proposed
Est. Cost ($ million): 750
First Entry: Dec 2004
Project ID: 1220
Start: Spring 2005
Finish: 2015
Last Update: Dec 2004

4. Kootenay

Trail

Waneta Power Plant Expansion
Columbia Power Corp. Ph: (250) 953-5179
A 300 to 400 MW expansion of the existing dam is proposed to follow the Brilliant Dam expansion (see separate entry). Currently preparing to submit an application under the BC Environmental Assessment Act review process.

Status: Proposed — Start: Summer 2007
Est. Cost ($ million): 600 — Finish: 2011
First Entry: Dec 2000 — Last Update: Dec 2004
Project ID: 699

STATUS: CONSTRUCTION STARTED

Castlegar

Brilliant Expansion Power Project
Columbia Power Corporation/Columbia Basin Trust
Ph: (250) 953-5179
Addition of diversion and dam adjacent to the existing Brilliant Dam to add approx 120 MW capacity (203 GWh/year). The design-build proposal was awarded to Skanska-Chant JV and SNC-Lavalin Inc (Brilliant Expansion Consortium).

Status: Construction started — Start: Summer 2003
Est. Cost ($ million): 167 — Finish: Summer 2006
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 508

Cranbrook

Elko Sawmill Upgrade
Tembec Industries Inc. Ph: (250) 426-6241
Proposed upgrading to the Elko Sawmill includes upgrades to both of the primary saw lines and secondary processing equipment.

Status: Construction started — Start: Late 2004
Est. Cost ($ million): 17 — Finish: Late 2005
First Entry: Dec 2004 — Last Update: Dec 2004
Project ID: 1229

Fernie

Elk River Golf Resort
Elk River Developments Ph: (250) 423-1313
18-hole golf course, designed by the Greg Norman Group, and 1,500 single- and multi-family residential units located on the southwest slopes of the Elk River near Fernie.

Status: Construction started — Start: May 2004
Est. Cost ($ million): 100 — Finish: Late 2006
First Entry: Mar 2004 — Last Update: Jun 2004
Project ID: 1098

Fernie

Fernie Alpine Resort Ltd.
Resorts of the Canadian Rockies Ph: (250) 256-8473
Long-term program for construction of ski resort facilities. The resort centre, express quad lift, and a number of facilities and accommodations are completed. Start of construction on the sixth and final lodge in the group, the Juniper, is not yet defined. The sewage treatment plant has been rebuilt. Bear Paw Lodges, Timber Landing subdivision, Snow Creek cabins, Polar Peak Lodges, and other developments are awaiting infrastructure improvements. New development will occur after infrastructure planning is completed. Estimated capital cost is over 10 years.

Status: Construction started — Start: Spring 1998
Est. Cost ($ million): 250 — Finish: 2008
First Entry: Sep 1997 — Last Update: Jun 2004
Project ID: 292

Invermere

Panorama Mountain Village
Intrawest Properties Ltd. Ph: (250) 342-6941
Ongoing expansion includes the 1,000 Peaks Lodge, which includes 37 condominiums, and the 1,000 Peak Summit and Lodge, containing 41-units, which are complete. The Callisto (24 townhomes) development is being renamed and relaunched, with construction to start in Spring 2005.

Status: Construction started — Start: Apr 1997
Est. Cost ($ million): 250 — Finish: 2010
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 300

Kimberley region

Kimberley Ski Resort
Resorts of the Canadian Rockies Ph: (403) 256-8473
Ski resort expansion to include upgrades to existing facilities and additional on-hill accommodation with construction of an Alpine village in phases over the next 10 years. An 80-room Marriott Hotel with a 200-seat bar and grill is complete. Polaris Lodge, which includes skier services and accommodation, is complete. 300 more residential units are expected to be built in the next few years. The Northstar Mountain Chalets, a 90-unit development, is under construction and expected to complete in Fall 2005. Timberstone Lodge construction has been delayed and will likely start in Spring 2005. Large development lots are currently for sale. A rezoning application for an additional hotel has been submitted.

Status: Construction started — Start: Fall 1998
Est. Cost ($ million): 200 — Finish: 2008
First Entry: Mar 1998 — Last Update: Dec 2004
Project ID: 393

Nelson

Nelson Complex Care Facility
Interior Health Authority Ph: (250) 354-3030
A new 85-bed complex care facility for Nelson. Requests for Expressions of Interest was issued in May 2003, and Park Place Seniors Living was selected in Summer 2004. The existing Mount St. Francis land is being used for the development facility.

Status: Construction started — Start: Sep 2004
Est. Cost ($ million): 63 — Finish: Summer 2005
First Entry: Sep 2000 — Last Update: Sep 2004
Project ID: 695

© Ministry of Small Business and Economic Development

Radium

Big Horn Meadows Resort
Glacier Lake Mgmt Corp. Ph: (250) 347-2323
Time-share and suite accommodation in 10 buildings to include a swimming pool and tennis courts. Phase 1 is complete. Phase 2, which includes a Welcome Centre, swimming pool, and hot tub, among other outdoor amenities, completed in Summer 2004. Construction has also started on Phases 3, a 16-unit building, and Phase 4. Phases 4 to 9 include more condos, hotel rooms, a pool and conference centre. Phase 9 is a 50-unit condominium hotel. Website: www.bighornmeadows.ca

Status: Construction started — Start: Late 2003
Est. Cost ($ million): 20 — Finish: 2009
First Entry: Dec 1998 — Last Update: Sep 2004
Project ID: 513

Trail

Seven Mile Dam Siesmic Upgrade
BC Hydro Ph: (250) 489-6862
Dam upgrade at the Seven Mile Dam on the Pend dOreille River entails anchoring the dam to the underlying bedrock with post-tensioned steel anchors drilled through the concrete into the bedrock.

Status: Construction started — Start: Late 2002
Est. Cost ($ million): 100 — Finish: Sep 2005
First Entry: Jun 2004 — Last Update: Sep 2004
Project ID: 1132

Trail

Wal-Mart Store
Skylark Developments Ph: (403) 258-0536
Construction of an 85,000 sq ft Wal-Mart store on a 10-acre parcel on the site of the Auto-Vue Drive-in theatre. Construction of the new store and parking for 600 vehicles began in Jun 2004. Canadian Tire is moving forward with a bid to locate near the new Wal-Mart store.

Status: Construction started — Start: Jun 2004
Est. Cost ($ million): 15 — Finish: Mar 2005
First Entry: Jun 2004 — Last Update: Jun 2004
Project ID: 1131

Trail

Electricity System Upgrades
Fortis Inc. Ph: (250) 368-0500
Upgrading of transmission, distribution and electricity generation systems in several projects to be completed over the next 5 to 7 years. Phase 1 was completed Apr 2003 and replaces a multi-circuit, 60 kV transmission corridor from South Slocan to Warfield with a modern single-circuit, 230 kV line. Phase 2 will replace related switching stations and substations and is nearly complete. Phase 3, a $70 million substation to be built in the Okanagan area by 2005, received BCUC approval Spring 2003 and is under construction. Phase 4 ($80 million) includes upgrades to other generating facilities and will finish by 2008.

Status: Construction started — Start: Sep 1999
Est. Cost ($ million): 119 — Finish: 2008
First Entry: Dec 1999 — Last Update: Jun 2004
Project ID: 627

Trail area

Waneta Power Plant Upgrade
Teck Cominco Ltd. Ph: (250) 953-5179
Upgrade of three turbine generators at Waneta Power Plant on the Pend d'Oreille River. Project expected to increase output capacity by up to 117 MW. The first turbine upgrade was completed in Fall 2002. Installation of second turbine completed in Oct 2003. Third turbine installation was originally expected to complete in Fall 2004, but will now complete in Fall 2006.

Status: Construction started — Start: Aug 2002
Est. Cost ($ million): 40 — Finish: Fall 2006
First Entry: Sep 1997 — Last Update: Sep 2004
Project ID: 301

Windermere

Eagle Ranch Golf Resort
Stone Creek Properties Inc. Ph: (403) 802-3600
A lodge of 20 condo suites (60,000 sq ft) and approx 300 recreational condo units (300,000 sq ft) will be constructed in several phases. Phase 1: lodge, pool, fitness facility, and food services to start in Summer 2005, as well as condo units around the Windermere Valley Golf Course. Clubhouse started construction in Summer 2004. Architect: Marshall & Associates (Calgary).

Status: Construction started — Start: Summer 2004
Est. Cost ($ million): 20 — Finish: Late 2005
First Entry: Jun 2001 — Last Update: Sep 2004
Project ID: 752

© Ministry of Small Business and Economic Development

© Ministry of Small Business and Economic Development

Cariboo Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High interior plateau with mountainous boundaries to the east and south-west.

Land Area in Sq. km. : 120,366
Population Density / Sq. km. (2003) : 1.4
Economic Base : Forestry and forest based manufacturing, ranching and mining.

Selected Demographic Characteristics

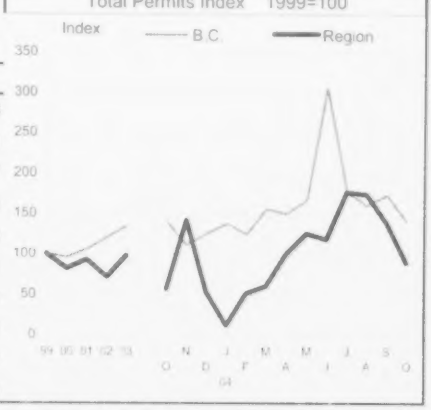
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	13.4	38.0	18.9	41.5	18.5	4.3	134.6	38.9	0.650	0.054	0.705	1976
1981	14.7	37.4	22.3	51.0	21.8	5.5	152.7	48.0	0.548	0.058	0.606	1981
1986	13.8	35.9	18.6	54.3	25.3	7.2	155.0	52.0	0.506	0.073	0.579	1986
1991	12.6	34.8	15.7	54.9	29.0	9.3	156.2	53.9	0.476	0.093	0.570	1991
1996	12.3	36.9	17.6	58.6	36.0	11.6	172.9	61.7	0.439	0.104	0.543	1996
2001	10.2	34.2	17.3	50.9	41.1	14.3	168.0	63.7	0.406	0.131	0.537	2001
2006	8.5	30.3	19.3	46.8	47.6	17.1	169.6	69.1	0.341	0.150	0.491	2006
2011	9.1	26.5	18.3	48.8	51.6	20.9	175.1	75.6	0.300	0.176	0.476	2011
2016	9.8	24.6	16.5	51.7	51.4	26.4	180.4	80.6	0.288	0.221	0.509	2016
2021	9.9	25.6	13.9	54.8	48.7	32.1	185.0	83.7	0.302	0.273	0.575	2021
2026	9.3	26.7	12.8	54.2	47.3	37.3	187.7	84.8	0.315	0.326	0.641	2026
2031	8.6	26.5	13.8	49.3	49.6	40.7	188.5	86.1	0.311	0.361	0.672	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Commercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	204.8	62.5	20.9	28.3	13.4	142.2	1,356	
1997	216.7	97.5	10.5	65.3	21.8	119.1	1,081	
1998	139.6	52.0	9.3	24.9	17.8	87.6	787	
1999	124.4	61.0	12.5	16.8	31.6	63.4	469	
2000	101.8	59.8	7.5	22.4	29.9	42.0	260	
2001	115.2	81.2	4.0	21.3	55.9	34.0	183	
2002	88.5	45.7	10.2	25.7	9.8	42.8	240	
2003	121.4	89.4	6.7	51.6	29.1	31.9	186	
YTD Oct '03	101.2	73.2	5.4	38.8	29.1	28.0	162	
YTD Oct '04	108.2	53.4	12.6	30.0	10.8	54.8	318	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

Cariboo Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Cariboo		**167,989**	**167,766**	**169,025**	**171,695**
Prince George	C	75,568	75,287	76,597	77,721
Williams Lake	C #	11,639	11,621	11,561	11,833
Quesnel	C	10,481	10,403	10,323	10,417
Mackenzie	DM	5,433	5,435	5,382	5,444
100 Mile House	DM	1,815	1,819	1,811	1,823
Valemount	VL	1,247	1,265	1,247	1,244
McBride	VL	742	733	724	741
Wells	DM	245	246	240	261

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

© Ministry of Small Business and Economic Development

STATUS: PROPOSED

108 Mile Ranch

Hills Health Ranch Expansion
Hills Health and Guest Ranch Ltd. Ph: (250) 791-5225
Proposed expansion to the 108 Mile Ranch health facility. Plans include 250 housing units and a village which would include a variety of health and wellness services, such as fitness facilities, spa services, health professionals, restaurants and retail outlets.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Dec 2004
Project ID: 1227
Start: Summer 2005
Finish: 2020
Last Update: Dec 2004

Prince George

Ethanol Plant
First Ethanol Refinery (BC) Inc. Ph: (250) 964-9779
Proposed plant on 60 ha site to produce ethanol and other products using wood processing residue. Approval has been given from the Land Commission to remove the land from the reserve, with conditions. Application for a change to the Official Community Plan has been approved.

Status: Proposed
Est. Cost ($ million): 20
First Entry: Mar 2002
Project ID: 802
Start: Spring 2005
Finish: Early 2007
Last Update: Sep 2004

Valemount

Canoe Mountain Resort Developments
Sunrise International Inc. Ph: (780) 962-9298
Development proposals near the Village of Valemount include a gondola ($11-12 million), resort (possibly condos, hotel), golf courses, private residences at Canoe Mountain and a nearby guest ranch. Development to be undertaken in four phases and completed over 12 to 20 years, depending on the market. Phase 1 would include the gondola, a hotel and a 9-hole golf course and would be complete in 3 to 5 years. Project has gone through changes made to the OCP. The Master Plan was approved by Land and Water BC in Dec 2003. Land clearing began in Spring 2004 and construction will commence in early 2005.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 649
Start: Early 2005
Finish: 2020
Last Update: Dec 2004

Valemount

Terra Nova Hot Springs Resort
Terra Nova Ph: (604) 688-0225
Development of a hot springs resort to include a hotel, spa and conference facilities. Additional development around the hot springs on 100 ha of Crown Land is being considered. An application for a preliminary agreement has been submitted to Land and Water BC and a Master Development Agreement is underway. This development will follow after the start of the Canoe Mountain Resort development (see separate entry).

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2000
Project ID: 638
Start: Summer 2005
Finish: 2014
Last Update: Sep 2004

Wells

Cariboo Gold Project
International Wayside Gold Mines Ltd. Ph: (604) 669-6463
Proposed 3,000 tonnes/day gold ore mine (300 t/d from underground operations) 82 km east of Quesnel. The project would average 0.15 to 0.24 oz/ton. Bulk sampling is being conducted. Terms of reference for entry into the BC Environmental Assessment process are expected to be submitted by Mar 31, 2005 after a timeline extension was issued in late Oct 2004. Would employ 150 full-time personnel for 10 years.

Status: Proposed
Est. Cost ($ million): 60
First Entry: Mar 1999
Project ID: 523
Start: Spring 2006
Finish: Summer 2007
Last Update: Dec 2004

STATUS: ON HOLD

Williams Lake

Prosperity Gold/Copper Project
Taseko Mines Ltd. Ph: (250) 684-6365
Proposed development of a large gold/copper deposit 125 km SW of Williams Lake (192 km by road). Preliminary figures suggest an operation employing 350 people and milling 66,000 tonnes/ day over a 30-year mine life with mineable reserves of 744 million tons. Construction of a 125 km power transmission line and access roads will also be included in the construction. Pre-feasibility study was completed by Kilborn Engineering Pacific Ltd.

Status: On hold
Est. Cost ($ million): 900
First Entry: Dec 1997
Project ID: 302
Start: ?
Finish: ?
Last Update: Sep 2004

STATUS: CONSTRUCTION STARTED

Hixon

Dunkley Lumber Sawmill Expansion
Dunkley Lumber Ltd. Ph: (250) 998-4203
A three phase expansion of the Dunkley sawmill. First phase, a new sawmill, is complete and has started production. Next phase includes the construction of new dry kilns, which began in Fall 2004. Next year a new planer is expected to be constructed.

Status: Construction started
Est. Cost ($ million): 60
First Entry: Sep 2004
Project ID: 1063
Start: Summer 2003
Finish: Early 2006
Last Update: Dec 2004

Prince George

Prince George Husky Oil Refinery Upgrade
Husky Energy Ph: (403) 298-7088
Upgrade to the existing plant to produce low sulphur gasoline and diesel fuels to meet Canada's new fuel specifications. The current production of 10,000 barrels/day is expected to increase to 12,000 barrels/day. SNC - Lavalin will provide detailed design and construction management for project.

Status: Construction started
Est. Cost ($ million): 73
First Entry: Jun 2004
Project ID: 1129
Start: May 2004
Finish: Summer 2005
Last Update: Jun 2004

5. Cariboo

Prince George

Prince George Pulp and Paper Cogeneration
Canadian Forest Products Ltd. Ph: (250) 561-3624
BC Hydro and Canfor have agreed to the construction of new generation of up to 126 GWh of electricity at the pulp and paper mill using wood residue and natural gas. Canfor will install a 48 MW turbo-generator, upgrade electrical and other systems and modify its pulp mill boilers.

Status: Construction started
Est. Cost ($ million): 80
First Entry: Dec 2002
Project ID: 859

Start: Spring 2004
Finish: Spring 2005
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

North Coast Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Diverse island, coastal and mountainous terrain.

Land Area in Sq. km. : 111,937
Population Density / Sq. km. (2003) : 0.6
Economic Base : Forestry and forest based manufacturing, mining and mineral processing, fishing.

Selected Demographic Characteristics

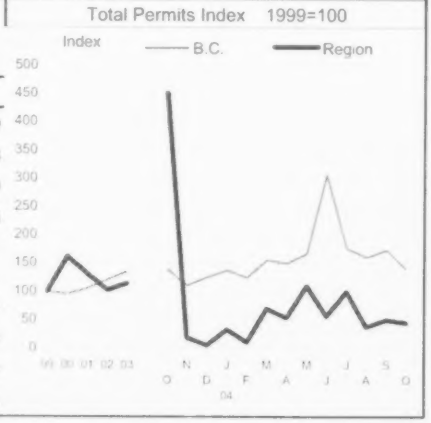
Year	Population by age group. Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	6.6	17.9	9.0	19.1	8.5	2.0	63.2	17.1	0.671	0.055	0.726	1976
1981	6.7	17.2	10.6	22.6	9.0	2.2	68.2	20.4	0.566	0.052	0.618	1981
1986	6.2	15.3	8.0	22.6	10.0	2.7	64.8	20.9	0.528	0.066	0.595	1986
1991	6.4	15.0	7.4	23.8	11.6	3.4	67.7	22.5	0.500	0.080	0.580	1991
1996	6.0	15.6	7.3	24.5	13.6	4.1	71.2	24.4	0.474	0.091	0.565	1996
2001	4.5	14.4	6.5	20.9	14.1	5.0	65.3	23.2	0.455	0.120	0.575	2001
2006	4.0	13.1	7.2	19.2	16.3	5.6	65.3	24.1	0.399	0.131	0.530	2006
2011	4.1	11.7	7.5	19.0	18.7	6.9	67.9	26.4	0.350	0.152	0.502	2011
2016	4.3	10.8	7.2	19.4	19.9	8.7	70.3	28.5	0.326	0.188	0.513	2016
2021	4.3	11.0	6.0	20.5	19.7	10.9	72.4	29.9	0.331	0.236	0.567	2021
2026	4.1	11.3	5.7	20.8	18.7	13.2	73.7	30.6	0.340	0.292	0.632	2026
2031	3.8	11.1	5.9	19.7	18.6	15.3	74.4	31.3	0.339	0.345	0.684	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

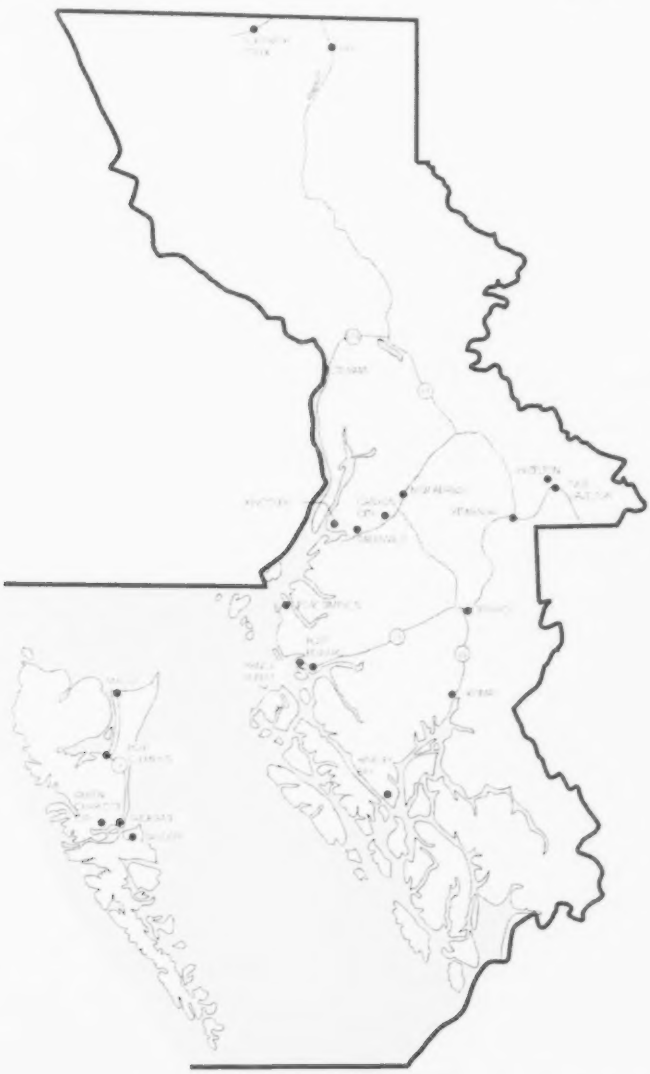
Year	Total	Non Residential				Residential	
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units
	<-- $ Millions -->						
1996	49.4	20.5	7.3	10.7	2.5	28.9	210
1997	55.6	32.9	18.9	12.3	1.7	22.7	148
1998	24.4	12.1	5.3	4.6	2.3	12.3	60
1999	21.5	12.5	3.9	4.8	3.7	9.0	43
2000	34.7	26.6	0.6	4.7	21.3	8.1	31
2001	28.1	23.4	3.0	6.5	13.9	4.7	11
2002	22.1	18.6	0.4	6.9	11.3	3.5	7
2003	24.6	18.7	7.9	9.2	1.6	5.9	12
YTD Oct '03	24.2	18.4	7.9	9.0	1.6	5.7	12
YTD Oct '04	10.1	5.6	0.3	2.3	3.1	4.5	13



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

North Coast Development Region



Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
North Coast		**65,301**	**64,771**	**64,760**	**65,131**
Prince Rupert	C	15,282	15,130	14,941	15,020
Terrace	C	12,639	12,520	12,524	12,565
Kitimat	DM	10,733	10,456	10,432	10,449
Masset	VL	966	955	964	965
New Hazelton	DM	783	789	768	763
Stewart	DM	690	698	709	715
Port Edward	DM	688	671	666	658
Port Clements	VL	538	530	526	533
Hazelton	VL	360	362	352	354

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Atlin

New Polaris Gold Mine
Canarc Resource Corp. Ph: (604) 685-9700
Reactivation and expansion of a former underground gold mine approx 100 km south of Atlin and 60 km east of Juneau, Alaska. Re-modeling, metallurgical testing and engineering of a portion of the gold resources, necessary for a 65,000 opy high-grade underground gold mine, is underway. An infill drilling program started in Fall 2004, to be followed by a feasibility program. A scoping study is underway to access the potential to develop 65,000 oz/year, over the next 3 years.

Status: Proposed
Est. Cost ($ million): 50
First Entry: Mar 2004
Project ID: 1082
Start: ?
Finish: ?
Last Update: Dec 2004

Granisle

Morrison/Hearne Hill Copper-Gold Mine
Pacific Booker Minerals Inc. Ph: (604) 681-8556
Proposed 25,000 tonnes/day ore production for an open pit copper/gold mine 65 km northeast of Smithers and 35 km north of the village of Granisle.The project includes a 20 km powerline, access along existing forestry roads and an all-season barge across Babine Lake to Hwy 16. Expected to submit an application under the BC Environmental Assessment Act process in Summer 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Jun 2004
Project ID: 1159
Start: Summer 2006
Finish: Late 2007
Last Update: Sep 2004

Iskut

Red Chris Porphyry Copper/Gold Project
Red Chris Development Co Ltd. Ph: (604) 684-5300
Proposed open pit copper/gold mine 18 km southeast of the village of Iskut, to process 27,500 tonnes/day of ore. The proponent is a subsidiary of bcMetals Corp. Electricity access is currently not available in the region, but the mine may access electricity from the Forrest Kerr hydroelectric project (see separate entry - Region 6 North Coast - Stewart region). The project is being reactivated - a feasibility study by AMEC is completed, and the project submitted a BC Environmental Assessment Act application on Nov 1, 2004. A memorandum of understanding was signed with Finnish manufacturer Outokumpu Technology to determine the design and construction of a $90 million copper smelter plant to produce 50,000 tonnes of copper per year. Plant would include a facility to produce manufactured commercial copper directly from copper concentrate at the mine site. A pilot test of 24 tonnes of drill core material taken from the proposed site will be analysed at Outokumpos facility, the results of which should be known by May 2004.

Status: Proposed
Est. Cost ($ million): 240
First Entry: Sep 1997
Project ID: 312
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Kitimat

Galveston Liquid Natural Gas (LNG) Terminal
Galveston LNG Inc. Ph: (403) 264-3330
A proposed liquid natural gas terminal at Emsley Cove, 18 km south of Kitimat, to include facilities for marine offloading, LNG storage, natural gas liquids recovery, re-gasification, and send-out facilities to deliver natural gas into the Pacific Natural Gas (PNG) pipeline. A new 14 km, 30 in pipeline would connect from the facilities to the PNG line. Send out capacity is proposed at 610 MMcf/day. In the pre-application process for BC Environmental Assessment Act review.

Status: Proposed
Est. Cost ($ million): 300
First Entry: Jun 2004
Project ID: 1125
Start: Early 2006
Finish: Nov 2008
Last Update: Dec 2004

Kitimat

Eurocan Power Project
Eurocan Pulp and Paper Ph: (250) 639-3543
New generation of 160 GWh of electricity at the pulp and paper mill using primarily letdown steam supplemented by wood residue and natural gas. The project was selected in Apr 2003 as one of five successful bidders under the BC Hydro customer generation call for proposals, however it was withdrawn from that program and is reconfiguring the project under new BC Hydro rate structures.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2002
Project ID: 854
Start: Early 2005
Finish: Summer 2005
Last Update: Dec 2004

Masset

Nai Kun Wind Power Project
Nai Kun Wind Developmnet Inc./ABB New Ventures
Ph: (604) 685 5853
Proposed 700 MW wind power project on the Queen Charlotte Islands. A detailed transmission study is completed and approval has been received from Land and Water BC and the Council of the Haida Nation to install a temporary wind mast and to investigate use of the seabed for anchoring the towers over the next two years. Website: www.naikun.ca

Status: Proposed
Est. Cost ($ million): 1000
First Entry: Jun 2002
Project ID: 819
Start: Spring 2006
Finish: Sep 2008
Last Update: Dec 2004

Port Clements

North Island Power Plant
North Island Power Corp. Ph: (604) 739-2352
Proposed 10 MW wood-fired power plant at Port Clements on the Queen Charlotte Islands. Power contract with BC Hydro has been obtained. A new partner has been acquired - Wartsila Corporation.

Status: Proposed
Est. Cost ($ million): 16
First Entry: Sep 1997
Project ID: 319
Start: Spring 2005
Finish: Spring 2006
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

6. North Coast

Prince Rupert

Prince Rupert LNG Terminal
Prince Rupert Port Authority and Westpac Terminals Inc.
Ph: (403) 920-3277
Westpac has agreed to build and operate a 160,000 to 180,000 dm storage facility and move 300 mcfd of liquefied natural gas (LNG) through existing pipelines on Ridley Island near Prince Rupert. Environmental and regulatory approvals process to commence in early 2005.

Status: Proposed
Est. Cost ($ million): 200
First Entry: Dec 2004
Project ID: 1287
Start: Summer 2006
Finish: 2009
Last Update: Dec 2004

Prince Rupert

Gateway Pipeline Project
Enbridge Pipelines Inc. Ph: (780) 420-5210
Proposed 76 cm diameter, 1,255 km pipeline from Fort McMurray, Alberta oil sands to deliver crude oil to the deep water port at either Prince Rupert or Kitimat. The pipeline would deliver 400,000 barrels/day to a tank farm for storage prior to shipping to California and the far east. Preliminary engineering and environmental overviews are completed. Currently seeking customers and is expecting to sign memorandums of understanding in early 2005 with one or two major Chinese customers. Project cost is estimated for BC portion.

Status: Proposed
Est. Cost ($ million): 1900
First Entry: Mar 2003
Project ID: 929
Start: 2007
Finish: Late 2009
Last Update: Dec 2004

Prince Rupert

Prince Rupert Port Expansion
Prince Rupert Port Authority/CN Rail Ph: (250) 627-8899
Proposed expansion of the existing port into a state-of-the-art terminal in two phases. The new terminal, upon full build-out, will occupy 150 acres and be able to handle 1.2 million TEUs. The first phase, which will contain three 120 m high cranes, is expected to be operational by 2006, and the second by 2009. The second phase involves converting the existing Fairview Terminal from bulk, break-bulk and general cargo to containers. It includes installation of container cranes and upgrades to CN's North Main Line to allow double-stack containers. A feasibility study is complete and a formal request for private sector proposals resulted in Maher Terminals (New Jersey) being selected as the operator in Summer 2004. Website: www.rupertport.com

Status: Proposed
Est. Cost ($ million): 500
First Entry: Mar 2003
Project ID: 901
Start: Jun 2005
Finish: 2009
Last Update: Sep 2004

Prince Rupert

Tsimshian Access Project
Prince Rupert City Ph: (250) 627-0954
Original proposal was to construct bridges to link Kaien Island, Digby Island and the Tsimshian Peninsula, to connect the City of Prince Rupert with the airport and several native villages. Bridge user-fees were expected to recover partial costs of the project. Memorandum of understanding was completed by the provincial and federal governments, the City of Prince Rupert and two native bands. A phased approach to route selection and design will occur. A feasibility study was completed in Apr 2004, and the City is awaiting a final report. Project has been changed and will now consist of a system of road works and ferries, but no bridge.

Status: Proposed
Est. Cost ($ million): 130
First Entry: Sep 1998
Project ID: 479
Start: Summer 2005
Finish: Fall 2006
Last Update: Sep 2004

Stewart Region

Long Lake Electricity Project
Regional Power/Summit Power Ph: (604) 683-8271
Proposed 16 MW electricity project to generate 83.2 GWh/yr using an upper elevation reservoir and pipeline. Currently in environmental reviews.

Status: Proposed
Est. Cost ($ million): 24
First Entry: Dec 2004
Project ID: 1283
Start: Summer 2005
Finish: Fall 2006
Last Update: Dec 2004

Telegraph Creek

Galore Creek Gold/Silver/ Copper Mine
SpectrumGold Inc. Ph: (604) 669-6227
Project covers the Galore Creek and Copper Canyon claims and is located 90 km northeast of Wrangell, Alaska. Production capacity is expected to be between 30,000 to 60,000 tonnes/day. The company is a subsidiary of NovaGold Resources of Vancouver. The project is dependent on creating new access to electricity sources, and new road, rail, and/or tidewater transportation corridors. Final feasibility expected in early 2006. Project has begun the Environmental Assessment process. Website: www.spectrumgold.net

Status: Proposed
Est. Cost ($ million): 700
First Entry: Mar 2004
Project ID: 1074
Start: Spring 2008
Finish: Fall 2009
Last Update: Jun 2004

Telegraph Creek

Mount Klappan Coal Mine
Fortune Minerals Limited Ph: (519) 858-8188
A marketing study has been completed and a bankable feasibility study is underway for the low sulphur anthracite products from this proposed coal mine in northwest British Columbia, 160 km northeast of Stewart. Resources at Mount Klappan are estimated to total 2.8 billion tonnes. Currently in the pre-application stage of the Environmental Assessment process. Website: www.fortuneminerals.com

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1081
Start: Spring 2006
Finish: Spring 2007
Last Update: Dec 2004

Telegraph Creek

Schaft Creek Porphyry Copper-Gold Mine
Guillermo Salazar
Ph: (250) 356-7475 (Environmental Assessment Office)
Project covers the Schaft Creek area and is located 25 km northeast of the Galore Creek mine proposal (see separate entry). Early feasibility assessments are underway. Property is optioned from Teck Cominco Limited. BC Environmental Assessment Act review likely to be required.

Status: Proposed
Est. Cost ($ million): 100
First Entry: Mar 2004
Project ID: 1080
Start: Late 2006
Finish: Spring 2008
Last Update: Dec 2004

© Ministry of Small Business and Economic Development

STATUS: ON HOLD

Prince Rupert

BC Iron and Steelworks Plant
Pacific Iron & Steel Products Ltd.
Ph: (250) 627-8899 (Port of Prince Rupert)
Proposed plant for production output of 1.5 million tonnes/year of steel slabs for export to Asian and U.S markets. Approx 1,000 construction jobs are anticipated and 350 direct jobs when the plant is in operation. Project is on hold.

Status: On hold
Est. Cost ($ million): 750
First Entry: Mar 1998
Project ID: 405
Start: ?
Finish: ?
Last Update: Jun 2004

STATUS: CONSTRUCTION STARTED

Greenville

Nisga'a Highway Improvements
BC Ministry of Transportation Ph: (250) 615-3907
Reconstruction and paving of 92 km of the Nisga'a Hwy from Sand Lake, located 63 km north of Terrace, to Greenville to New Aiyansh and Nall Camp. The highway will be upgraded from gravel to two lanes. The project is being completed in phases.

Status: Construction started
Est. Cost ($ million): 52
First Entry: Dec 1998
Project ID: 510
Start: Summer 1999
Finish: Summer 2005
Last Update: Jun 2004

Skidegate

Qay'llnagaay Heritage Centre
Qay'llnagaay Heritage Centre Society Ph: (250) 559-7709
Development of four structures for a total of 120,000 sq ft at the south end of Graham Island in the Queen Charlotte Islands. The heritage centre, which is under construction, will include a performing arts centre, interpretive centre, teaching centre, gift shop, canoe shed and an expanded museum, and will be laid out to represent a traditional Haida Village. The development will also include a 28-room destination lodge and a restaurant, which are expected to begin construction early 2005. Construction of the first long house began in 2003. Design of the balance of the buildings is complete. Tender for the project was awarded to Grand Construction on Feb 24, 2004. Architect: David Nairne & Associates.

Status: Construction started
Est. Cost ($ million): 25
First Entry: Dec 2001
Project ID: 785
Start: Jul 2003
Finish: Early 2006
Last Update: Dec 2004

Stewart

Anyox Hydroelectric Project
Anyox Hydroelectric Corp. Ph: (604) 270-8811
138 GWh hydroelectric project using a dormant dam related to the former Anyox mine site, approx 160 km north of Prince Rupert on Alice Arm. Project was not selected by BC Hydro in its Mar 2003 green power generation call for tenders. Website: www.anyox.com

Status: Construction started
Est. Cost ($ million): 30
First Entry: Mar 2003
Project ID: 864
Start: Spring 2003
Finish: Sep 2006
Last Update: Jun 2004

Stewart Region

Forrest Kerr Water Power Project
Coast Mountain Hydro Corp. Ph: (604) 929-3961
112 MW run-of-river electricity generation project on the Iskut River. Received Environmental Assessment Act approval in mid-Mar 2003 and the project was selected on Sep 26, 2003 for an electricity purchase agreement under a BC Hydro call for green energy proposals.

Status: Construction started
Est. Cost ($ million): 120
First Entry: Sep 2001
Project ID: 777
Start: Summer 2004
Finish: Fall 2006
Last Update: Sep 2004

© Ministry of Small Business and Economic Development

6. North Coast

Nechako Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : High northern extension of interior plateau with mountainous boundaries to the west and north-east.
Land Area in Sq. km. : 188,245
Population Density / Sq. km. (2003) : 0.2
Economic Base : Mining, forestry and agriculture.

Selected Demographic Characteristics

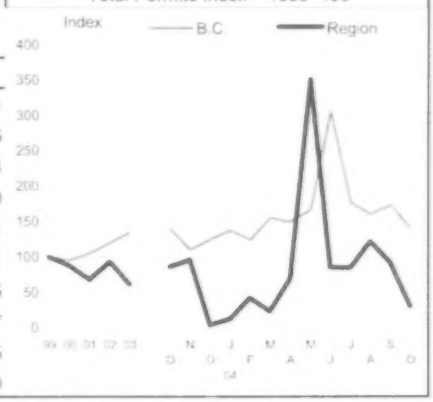
Year	Population by age group. Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	3.7	10.4	4.8	9.9	4.9	1.3	35.1	9.7	0.723	0.067	0.790	1976
1981	4.5	10.6	6.2	13.0	5.6	1.6	41.5	12.5	0.612	0.065	0.677	1981
1986	4.2	10.1	4.7	13.8	6.1	2.0	41.0	13.1	0.583	0.080	0.662	1986
1991	3.8	10.1	4.2	14.3	6.9	2.4	41.6	13.8	0.547	0.094	0.641	1991
1996	3.7	10.2	4.5	14.9	8.4	3.0	44.8	15.4	0.500	0.109	0.609	1996
2001	3.3	9.6	4.5	13.4	9.7	3.5	44.0	15.7	0.467	0.127	0.594	2001
2006	2.8	9.1	4.9	12.4	11.1	4.2	44.5	16.1	0.419	0.148	0.568	2006
2011	3.0	8.3	4.9	12.7	12.6	5.2	46.6	17.7	0.373	0.171	0.544	2011
2016	3.1	7.8	4.9	13.2	13.3	6.3	48.6	19.2	0.347	0.201	0.548	2016
2021	3.1	7.9	4.3	14.2	13.0	7.7	50.3	20.3	0.350	0.244	0.593	2021
2026	3.1	8.2	3.9	14.8	12.6	9.1	51.7	20.9	0.360	0.292	0.652	2026
2031	2.9	8.2	4.2	13.9	12.9	10.4	52.6	21.5	0.359	0.336	0.695	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	33.1	7.9	1.1	5.7	1.0	25.2	261	
1997	41.3	14.2	2.6	8.0	3.7	27.1	236	
1998	34.7	15.4	3.2	6.5	5.6	19.3	184	
1999	26.1	13.6	1.8	8.4	3.4	12.5	109	
2000	23.0	13.3	1.6	8.8	2.9	9.7	71	
2001	17.8	10.8	1.1	5.3	4.4	7.0	61	
2002	24.3	19.5	5.5	4.0	10.0	4.9	35	
2003	16.1	10.0	4.0	3.7	2.3	6.1	47	
YTD Oct '03	13.9	8.0	4.0	1.8	2.3	5.9	45	
YTD Oct '04	19.9	12.6	0.9	3.9	7.8	7.3	40	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

Nechako Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Nechako		**44,009**	**43,892**	**43,939**	**44,872**
Smithers	T #	5,651	5,673	5,581	5,637
Vanderhoof	DM	4,582	4,591	4,573	4,649
Houston	DM	3,733	3,524	3,577	3,666
Burns Lake	VL	2,027	2,021	2,011	2,016
Fort St. James	DM	2,011	1,989	1,988	1,999
Telkwa	VL #	1,431	1,423	1,428	1,417
Fraser Lake	VL	1,323	1,315	1,282	1,366
Granisle	VL	368	366	353	366

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality. # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

STATUS: PROPOSED

Atlin region

Tulsequah Chief Mine
Redfern Resources Ltd. Ph: (604) 669-4775
Proposed redevelopment of a copper/gold/ silver/lead/zinc underground mine 100 km south of Atlin and 60 km northeast of Juneau, Alaska. Would provide 300 jobs during construction and 250 jobs during operation. Production of 2,250 tonnes/day with reserves sufficient for 9 years. Project received provincial Environmental Assessment Act approval in Dec 2002. Currently undertaking a large drill program in order to produce an updated feasibility study. No construction will start before Spring 2006.

Status: Proposed
Est. Cost ($ million): 150
First Entry: Dec 1997
Project ID: 324
Start: Spring 2006
Finish: 2008
Last Update: Mar 2004

Houston area

Pleasant Valley Power Plant
Canfor Corporation Ph: (250) 845-2322 (Houston Forest Products)
45 MW wood residue co-generation facility to use approx 340,000 bone dry tonnes of wood residue per year. Canfor, Weldwood and West Fraser will be wood residue suppliers. Companies working to secure a developer for the next BC Hydro tender call. Developers not finalized.

Status: Proposed
Est. Cost ($ million): 120
First Entry: Mar 2000
Project ID: 650
Start: Spring 2006
Finish: Late 2006
Last Update: Jun 2004

Kispiox

Stewart - Omineca Resource Road
Tercon Construction Ltd/Consortium Ph: (250) 372-0922
A private consortium including Tercon Construction Ltd, McElhanney Consulting Services Ltd, and Alicon Consultants Ltd is proposing to build and fund the majority of costs for a 145 km new road connecting the Kemess mine northwest of Prince George with a road north of Hazelton to allow connection to ports and highways for resource goods movement. Some government assistance being sought. Very preliminary.

Status: Proposed
Est. Cost ($ million): 40
First Entry: Mar 2004
Project ID: 1089
Start: ?
Finish: ?
Last Update: Sep 2004

Smithers Area

Sustut Copper Project
Northgate Minerals Corporation Ph: (604) 681-4004
A proposed open pit copper mine with a 10 km haul road to be located 193 km NE of Smithers. Currently doing exploration work, and is in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 32
First Entry: Dec 2004
Project ID: 1259
Start: ?
Finish: ?
Last Update: Dec 2004

STATUS: ON HOLD

Smithers region

Telkwa Coal Project
Luscar Coal Ph: (780) 420-5810
Proposed thermal coal mine 19 km south of Smithers to produce 800,000 tonnes/year of clean coal. Construction workforce averaging 180 employees over 15 to 18 months, and 130 permanent jobs for up to 20 years. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 120
First Entry: Sep 1997
Project ID: 327
Start: ?
Finish: ?
Last Update: Mar 2004

© Ministry of Small Business and Economic Development

7. Nechako

Northeast Development Region

Updated January 5, 2005
BC STATS
Ministry of Management Services
Tel : (250) 387-0327 Fax: (250) 387-0329

REGION AT A GLANCE

Physical Geography : Mountains in the south and west give way to generally flat northern plains, deeply incised by river valleys.
Land Area in Sq. km. : 192,102
Population Density / Sq. km. (2003) : 0.3
Economic Base : Grain farming, beef ranching, mining (including oil and gas), forestry.

Selected Demographic Characteristics

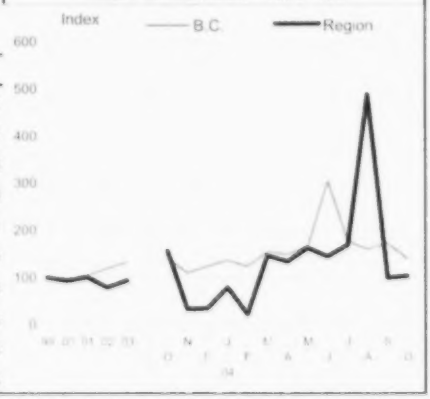
Year	Population by age group, Thousands of persons							H'seholds	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages	(,000)	Child	Elderly	Total	
1976	4.5	13.8	6.2	12.8	6.6	2.0	45.9	12.9	0.718	0.079	0.797	1976
1981	5.7	13.9	9.6	17.7	7.7	2.4	56.9	17.8	0.560	0.068	0.627	1981
1986	6.0	13.5	7.6	20.5	8.9	2.8	59.3	20.1	0.529	0.077	0.605	1986
1991	5.6	13.4	6.5	21.3	9.8	3.5	60.0	20.8	0.506	0.093	0.600	1991
1996	5.6	14.3	6.7	22.9	11.4	4.0	64.9	22.6	0.487	0.097	0.584	1996
2001	4.7	14.2	6.4	20.7	12.9	4.7	63.4	23.1	0.473	0.117	0.590	2001
2006	4.3	13.7	7.2	19.4	16.0	5.5	66.0	24.3	0.420	0.129	0.549	2006
2011	4.4	12.6	7.6	19.7	18.6	6.7	69.6	26.8	0.371	0.147	0.518	2011
2016	4.6	11.8	7.6	20.4	20.0	8.4	72.8	29.5	0.341	0.175	0.516	2016
2021	4.6	12.0	6.6	22.2	19.9	10.6	75.9	31.3	0.342	0.218	0.559	2021
2026	4.5	12.4	6.2	22.7	19.4	13.1	78.3	32.6	0.349	0.271	0.620	2026
2031	4.3	12.4	6.5	21.9	19.6	15.4	80.1	33.8	0.348	0.321	0.668	2031

Age groups reflect pre-school, school, advanced education, family formation, mature workers and retired.

Child Dependency = (age group 0 - 17) / (age group 18 - 64) Elderly Dependency = (age group 65+) / (age group 18 - 64)
Source: BC STATS projection P29 (Summer/04). P29 data are adjusted for estimated census undercount.

Building Permits

Year	Total	Non Residential				Residential		Total Permits Index 1999=100
		Total	Industrial	Comm-ercial	Institutional & Gov'ment		Units	
	<-- $ Millions -->							
1996	41.7	22.2	2.7	17.0	2.5	19.5	131	
1997	47.6	20.4	0.3	19.3	0.9	27.2	231	
1998	58.7	26.8	2.5	22.5	1.8	31.9	308	
1999	59.4	30.4	5.0	22.1	3.3	29.0	330	
2000	55.2	27.5	3.3	20.7	3.5	27.8	241	
2001	59.5	34.3	1.7	16.0	16.6	25.2	189	
2002	46.7	26.0	5.0	19.5	1.5	20.7	133	
2003	55.6	28.0	6.8	19.9	1.3	27.6	253	
YTD Oct '03	52.2	26.1	5.6	19.2	1.3	26.1	243	
YTD Oct '04	76.6	42.9	29.9	11.1	1.9	33.7	168	



Not all projects require a building permit; not all municipalities & regions report. Monthly data preliminary.
Source : Statistics Canada (data collected from municipal and Regional District offices).

© Ministry of Small Business and Economic Development

Northeast Development Region

Population of Municipalities

		2001 Estimate	2002 Estimate	2003 Estimate	2004 Estimate
Northeast		**63,448**	**64,559**	**65,287**	**66,515**
Fort St. John	C	16,734	16,918	16,934	17,280
Dawson Creek	C	11,224	11,175	11,159	11,290
Fort Nelson	T	4,371	4,404	4,437	4,694
Chetwynd	DM	2,704	2,683	2,573	2,722
Tumbler Ridge	DM	1,932	2,418	2,491	2,461
Taylor	DM	1,193	1,234	1,274	1,287
Hudson's Hope	DM	1,084	1,071	1,086	1,156
Pouce Coupe	VL	869	861	861	862

C=City, T=Town, VL=Village, DM=District Municipality, IM=Island Municipality; # Denotes b'ndary change between '96 & '03; figures contain estimates for net census undercount; all figures correspond to municipal boundaries as of July 1st of year stated; source - Population Section, BC STATS, Ministry of Management Services.

© Ministry of Small Business and Economic Development

STATUS: PROPOSED

Chetwynd Region

Lossan Coal Mine
Cline Mining Corporation Ph: (705) 560-8100
Proposed mine to be built in phases to produce 1 million tonnes of PCI (pulverized injection coal) and coking coal annually. In the early development stage.

Status: Proposed
Est. Cost ($ million): 25
First Entry: Dec 2004
Project ID: 1230
Start: Early 2006
Finish: 2008
Last Update: Dec 2004

Dawson Creek

South Peace Community Multiplex
City of Dawson Creek Ph: (250) 784-3600
Proposed 230,000 sq ft community multiplex development to be located on Highway 2. Plans include an aquatic centre with an 8-lane, 25 m pool and leisure area, riding arena, Agri-Centre, and a 6,500-seat event and conference centre. Tender will be issued in Jan 2005. Architect: Field, Field, and Field Architects. Website: www.southpeacemultiplex.com

Status: Proposed
Est. Cost ($ million): 22
First Entry: Dec 2004
Project ID: 1251
Start: Spring 2005
Finish: Jun 2006
Last Update: Dec 2004

Fort Nelson

Duke Energy Southern Mainline Expansion
Duke Energy Inc. Ph: (403) 699-1510
Gas pipeline running from Fort Nelson to the Huntingdon station in the Lower Mainland would increase capacity by 200 million cu ft/day. Other expansion is planned to increase capacity by 100 mcfd from Alberta into the BC system via Gordondale. National Energy Board approved the project in late Jan 2003. Size of the proposed expansion project has been reduced by utilizing the existing Southern Mainline capacity that became available in the annual contract renewal process. Construction of proposed facilities will be deferred, not cancelled. Website: www.wei-pipeline.com

Status: Proposed
Est. Cost ($ million): 50
First Entry: Jun 2001
Project ID: 742
Start: ?
Finish: ?
Last Update: Jun 2004

Mackenzie

Kemess North Expansion
Northgate Mineral Corp. Ph: (604) 681-4004
An expansion project, located 5 km from the current Kemess South Mine, intended to extend the life of the mine, involves the mining of an additional 360,000 million tonnes of copper/gold ore. Northgate completed its final feasibility study of the project in Oct 2004. The project is in the pre-application stage of the BC Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 119
First Entry: Mar 2004
Project ID: 1059
Start: Fall 2005
Finish: Summer 2006
Last Update: Dec 2004

Tumbler Ridge

Wolverine Coal Mine
Western Canada Coal Corp
Ph: (250) 242-4242 (District of Tumbler Ridge)
The Revised Project Description for the Wolverine property near the Bullmoose mine 23 km west of Tumbler Ridge includes the shift to mining the Wolverine-Perry Creek mine as an open pit for the first 8 years of operations with deferment of underground mining. The revised mine plan is based on mining 17 million run-of-mine tonnes for an annual production level of 1.6 million tonnes. The feasibility study is complete and the project is currently in the environmental assessment process. The project is expected to produce 250 permanent jobs and is simultaneously being examined with the Brazion project southwest of Chetwynd (see separate entry). Website: www.westerncoal.com

Status: Proposed
Est. Cost ($ million): 75
First Entry: Jun 2001
Project ID: 754
Start: Early 2005
Finish: Spring 2006
Last Update: Dec 2004

Tumbler Ridge Area

Trend Coal Mine
NEMI Northern Energy Mining Inc. Ph: (604) 689-0277
Proposed open pit coal mine with a total of 18 to 23 million tonnes and an expected life of 12 to 15 years to be developed in two phases. Site is located 25 km south of Tumbler Ridge. Currently in the pre-application stage of the Environmental Assessment process.

Status: Proposed
Est. Cost ($ million): 75
First Entry: Dec 2004
Project ID: 1265
Start: Mar 2006
Finish: Late 2006
Last Update: Dec 2004

Valemount To Burnaby

Trans Mountain Expansion (TMX) Pipeline
Terasen Pipelines Inc. Ph: (403) 514-6638
Terasen plans to build a new pipeline in stages, called TMX, along the existing Trans Mountain Line from Edmonton, Alberta to Burnaby, BC or the north coast of BC, which would eventually carry 640,000 barrels/day to BC, with connections to Washington refiners. The pipeline would loop Terasen's existing 1150 km, 60 cm pipeline with a new 76 cm pipeline. The first phase, from Edmonton to Valemount, BC may complete in 2008, unless market conditions indicate that the second stage should proceed as well, then both would be in service by 2009. Stage 3 would be in service by 2011. TMX may also be accessing a new northern leg in BC to a potential new deepwater port on the north coast. Environmental studies and consultation is commencing. Regulatory approval applications will be filed in late 2005. Total capital cost is estimated at $600 to $700 million per stage. Capital cost below is estimated for BC portions. Website: pipelines.terasen.com

Status: Proposed
Est. Cost ($ million): 1600
First Entry: Jun 2004
Project ID: 1197
Start: Early 2006
Finish: 2011
Last Update: Sep 2004

STATUS: ON HOLD

Taylor

Taylor Pipeline
TransCanada Pipelines Ventures Ltd. Partnership Ph: (403) 920-2000
53 km of pipeline from Taylor to the Novagas pipeline system in Alberta, which could create approx 100 construction jobs. Project is on hold indefinitely.

Status: On hold
Est. Cost ($ million): 70
First Entry: Mar 1999
Project ID: 524
Start: ?
Finish: ?
Last Update: Mar 2004

STATUS: CONSTRUCTION STARTED

Chetwynd

Burnt River/Brazion Coal Mine Properties
Western Canadian Coal Corp. Ph: (604) 608-2692
Development potential of the combined Burnt River and Brazion properties, located approx 50 km south of Chetwynd. This project is simultaneously being examined with the Wolverine coal project near Tumbler Ridge (see separate entry). The Dillon Mine is focused on the Dillon Syncline of the Burnt River property - this portion received its Mines Act permit in Sep 2004 and commenced in Nov 2004. It will exploit a mining reserve of 1.56 million tonnes at an annual rate of 240,000 tonnes and will be campaign mined at a rate of up to 60,000 tonnes/month. Studies are also now underway toward applications for an Environmental Assessment Certificate and permit in the 1st quarter of 2005 to mine the adjacent Brule deposit. Production at the Brule Mine would be expected at the beginning of 2006, and together with the Dillon Mine, the targeted production will be 1.5 Mt/annum of PCI coal. Website: www.westerncoal.com

Status: Construction started
Est. Cost ($ million): 45
First Entry: Jun 2001
Project ID: 755
Start: Nov 2004
Finish: Spring 2006
Last Update: Dec 2004

Chetwynd region

Willow Creek Coal Project
Pine Valley Mining Corporation Ph: (604) 682-4678
Thermal and semi-hard coking coal mine 45 km west of Chetwynd. Initial production of 900,000 tonnes/yr of coking and steam coal and processing at 250 tonnes/hour. Feasibility report was issued in Sep 2003. Large sample testing has taken place for which a raw coal operation began in Spring 2004. Stage 2 development includes the installation of a coal preparation plant next to the rail siding and construction of additional ancillary infrastructure. Environmental Assessment Act approval and financing are in place. A non-binding letter of intent has been signed with a leading coal trading company. All of the production from this mine could potentially be sold to Asian markets. Project Manager is Merit Consultants International Inc. Website: www.pinevalleycoal.com

Status: Construction started
Est. Cost ($ million): 27
First Entry: Dec 1997
Project ID: 329
Start: Summer 2004
Finish: Summer 2005
Last Update: Sep 2004

Fort Nelson

PolarBoard Mill Expansion
Canfor Corporation Ph: (250) 233-6500
Expansion and modernization of the existing oriented strand board mill to include adding two new higher capacity dryers, and improvements in emission control and log handling. Production will be raised from 535 msf to 650 msf per year.

Status: Construction started
Est. Cost ($ million): 26
First Entry: Sep 2004
Project ID: 1196
Start: Fall 2004
Finish: May 2005
Last Update: Dec 2004

Fort Nelson

Sierra Yoyo Desan Resource Road
Ledcor Projects Inc/BC Ministry of Transportation
Ph: (250) 774-2541 (Regional District)
Ledcor Projects Inc. of Vancouver has been selected to design, build and finance upgrades and operate and maintain the Sierra Yoyo Desan Rd for 16 years, the 173 km resource road and a 15 km public road (maintained by the Ministry of Transportation) that connects to the Alaska Hwy just south of Fort Nelson together form the primary access to more than 27,000 sq km of oil and gas territory in the northeast of British Columbia. The project consists of the construction of a bypass, including a Fort Nelson River bridge to connect Hwy 97 to the SYD Rd, upgrade of the SYD Rd consisting of selective widening and strengthening of the existing gravel road, realignment and widening of some portions, bridge replacement and related upgrades, and maintenance and operation of the road. The bridge and a new bypass completed and opened to industrial traffic in Nov 2004. Other portions of the project construction are to be completed by Dec 2005.

Status: Construction started
Est. Cost ($ million): 40
First Entry: Mar 1999
Project ID: 542
Start: Fall 2003
Finish: Dec 2005
Last Update: Dec 2004

Fort St. John

Slocan-LP Oriented Strandboard Mill
Canfor Corporation/Louisiana Pacific Ph: (604) 278-7311
Joint venture OSB plant consisting of four structures of approx 600,000 sq ft with a capacity of 820 million bd ft/yr of aspen-fibre OSB. Expected to create 500 direct jobs.

Status: Construction started
Est. Cost ($ million): 200
First Entry: Jun 2000
Project ID: 668
Start: Jun 2004
Finish: Late 2005
Last Update: Jun 2004

© Ministry of Small Business and Economic Development